

IN RE: PETITION FOR VARIANCE  
E/S Leslie Avenue, 1/4 mile S of  
the c/l of Bird Avenue  
(6880 Leslie Avenue)  
15th Election District  
5th Councilmanic District  
  
Lawrence P. Choate, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-122-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6880 Leslie Avenue, located in the vicinity of Earl's Beach Road in Chase. The Petition was filed by the owners of the property, Lawrence P. and Joanne M. Choate. The Petitioners seek relief from Sections 1A01.3.B.2 and 3 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet for a proposed dwelling on the subject undersized lot, zoned R.C.2. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Lawrence P. Choate, property owner, Ronnie L. Ohlinger, and Marvin H. Schein, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .29 acres, zoned R.C.2 and is improved with an older dwelling which has been vacant for some time. The property is a waterfront lot, approximately 50 feet wide by 281 feet deep, located on Nottingham Creek in southeastern Baltimore County. The Petitioners are desirous of razing the existing structure and constructing a new single family dwelling on the property in accordance with Petitioner's Exhibit 1. Due to the narrow

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_

By \_\_\_\_\_

MICROFILMED

width of the lot, and its location as a waterfront property, the requested relief is necessary in order to proceed with the proposed improvements. Testimony indicated that the proposed dwelling will be built in approximately the same location as the existing home. Furthermore, the Petitioners submitted elevation drawings of the proposed dwelling to the Office of Planning, who have approved same as being consistent with other homes in this community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony

with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of November, 1996 that the Petition for Variance seeking relief from Sections 1A01.3.B.2 and 3 and 304.1 of the

11/16/96

ORDER RECEIVED FOR FILING


Date

By

Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet for a proposed dwelling on the subject undersized lot, zoned R.C.2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted, including, but not limited to, the Department of Environmental Protection and Resource Management, the Development Plans Review Division of the Department of Permits and Development Management.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated October 8, 1996, attached hereto and made a part hereof.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER BEAR -  
Date  
By





Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 6, 1996

Marvin H. Schein, Esquire  
343 North Charles Street  
Baltimore, Maryland 21201-4361


RE: PETITION FOR VARIANCE  
E/S Leslie Avenue, 1/4 mile S of the c/l of Bird Avenue  
(6880 Leslie Avenue)  
15th Election District - 5th Councilmanic District  
Lawrence P. Choate, et ux- Petitioners  
Case No. 97-122-A

Dear Mr. Schein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Lawrence P. Choate  
7415 Pinkwood Court, Columbia, Md. 21046

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21404

People's Counsel; DEPRM

Case File

MICROFILMED



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6880 Leslie Rd. BAIT. Md 21220  
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A01.3, B. 2+3 and 304.1, BC2R to permit sideyard Setbacks of 5' and 13' in Lieu of the Required 35' on an undersized RC-2 Lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The lot is too narrow (50') wide. The  
Zoning regulation is 55' wide in order to replace  
the existing house

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

LAWRENCE P CHOATE  
(Type or Print Name)

Lawrence P Choate  
Signature

JOANNE M CHOATE  
(Type or Print Name)

Joanne M Choate  
Signature

7415 PINKWOOD CT 410 995 6863  
Address Phone No

COLUMBIA MD 21046  
City State Zipcode

Name, Address and phone number of representative to be contacted.

LAWRENCE P CHOATE  
Name

7415 PINKWOOD CT COLUMBIA MD 21046  
Address Phone No

410-995-6863  
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: Jan DATE 9-17-96

120

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION

97-122-A

Zoning description for 6880 Leslie Road.

Beginning at a point on the east side of Leslie road which is fifteen feet wide at the distance of approximately a quarter mile south of the center line of the nearest improved intersecting street, Bird Avenue which is fifteen feet wide.

Being lot #4 block N/A Section # N/A in the subdivision of Harewood Park "Chase" as recorded in Baltimore County Plat Book #7, Folio # 144, containing 12,550 sq. Ft. Also known as 6880 Leslie Road and located in the fifteenth Election District, 15<sup>th</sup> Councilmanic District. 5<sup>th</sup>

120

MICROFILMED

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3, 1996.

THE JEFFERSONIAN,  
*A. H. Anderson*  
LEGAL AD. - TOWSON

MICROFILMED

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 406 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, or Room 406, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #87-122-A

Item 120.

6880 Lake Avenue

ES Lease Pool, 1/4 mile + south from Bird Avenue

15th Election District

5th Contingent

Legal Owner(s):

Lawrence P. Choe and Joanne M. Choe

Variance: to permit site plan setbacks of 5 feet and 10 feet in lieu of the required 10 feet and 20 feet as required by Ordinance 11C-2.

Hearing: Thursday, October 3, 1996 at 2:00 PM in Room 406, Old Courthouse.

APPEALANCE E. SO. 11111

Zoning Commission for Baltimore County

NOTES: (1) Hearings are held on Wednesdays, 10:00 AM.

Special accommodations: Please Call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3391.

10/06 Oct. 3

CE7/71



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 120 Petitioner: Mr. Lawrence Choate

Location: 6880 Leslie Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Lawrence Choate

ADDRESS: 7415 Pinkwood Ct.

Columbia, Md. 21046

PHONE NUMBER: 410-995-6863



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND 120 No. 024872  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 9-17-96 ACCOUNT 1001-6158

85 MICROFILMED

RECEIVED FROM: LAURENCE CHOMTE AMOUNT \$ 85.00  
FOR: UAC (0101) 1001-6158 Leslie D.

FOR: 1001-6158 35.00

01A0000154M1CHRC  
PA 00091244M09-17-96 \$85.00

VALIDATION OR SIGNATURE OF CASHIER  
CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1" = \_\_\_\_\_

Vicinity Map  
North  
Scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_  
Councilmanic District: \_\_\_\_\_

1" = 200' scale map#:

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_ square feet \_\_\_\_\_

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by JOE MERREY on 9-17-96  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE 9-30 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-15 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-18 B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

MICROFILMED

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

#120

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B Permit Number

97-122 A

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Lawrence Choate 7415 Pinkwood Ct Columbia md. 21046 410-995-6863  
Print Name of Applicant Address Telephone Number

☐ Lot Address 6880 Leslie Rd BALT. 21220 Election District 15 Council District 6 Square Feet 12,550 SF

Lot Location: N E(S)W / side / corner of Leslie Rd 160' feet from N E(S)W corner of Leslie Rd  
(street) (street)

Land Owner Lawrence Choate Tax Account Number 15-22-000500

Address 7415 pinkwood ct Telephone Number 410-995-6863  
Columbia md. 21046

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation PROVIDED?

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

3. Site Plan

Property (3 copies)

Topo Map (available in Rm 206 C.O.B.) (2 copies)  
(please label site clearly)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)  
Adjoining Buildings

Surrounding Neighborhood

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval

☐ Disapproval

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: \_\_\_\_\_  
for the Director, Office of Planning & Community Conservation

Date:



TO: PUTUXENT PUBLISHING COMPANY  
October 3, 1996 Issue - Jeffersonian

Please forward billing to:

Lawrence Choate  
7415 Pinkwood Court  
Columbia, MD 21046  
995-6863

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-122-A(Item 120)  
6880 Leslie Avenue  
E/S Leslie Road, 1/4 mile +/- south from Bird Avenue.  
15th Election District - 5th Councilmanic  
Legal Owner(s): Lawrence P. Choate and Joanne M. Choate

Variance to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet on an undersized R.C.-2 lot.

HEARING: THURSDAY, OCTOBER 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

ENCLOSURE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-122-A(Item 120)  
6880 Leslie Avenue  
E/S Leslie Road, 1/4 mile +/- south from Bird Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Lawrence P. Choate and Joanne M. Choate

Variance to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet on an undersized R.C.-2 lot.

HEARING: THURSDAY, OCTOBER 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Lawrence and Joanne Choate

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 18, 1996

Mr. and Mrs. Lawrence Choate  
7415 Pinkwood Court  
Columbia, MD 21046

RE: Item No.: 120  
Case No.: 37-122-A  
Petitioner: Lawrence Choate, et ux

Dear Mr. and Mrs. Choate:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 8, 1996

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #120 - Choate Property  
6880 Leslie Road  
Zoning Advisory Committee Meeting of September 30, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The proposed house must be relocated to be consistent with Chesapeake Bay Critical Area Buffer Management Area criteria for siting principal structures and mitigation provided in accordance with Buffer Management Area Regulations.

Ground Water Management

Refer to the letter attached (comments from 8/20/96).

RBS:GS:sp

Attchment

c: Lawrence & Joanne Choate

CHOATE/DEPRM/TXTSBP

**MICROFILMED**

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
          Department of Permits & Development  
          Management

Date:    October 7, 1996

FROM:     Robert W. Bowling, Chief  
          Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
          for October 7, 1996  
          Item No. 120

The Development Plans Review Division has reviewed the subject zoning item. In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Leslie Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc:    File

ZONE30A

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 26, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

9/26/90

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 120 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Michael Smith*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/02/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124,  
125, 126, 127 and 129.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





#12e

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B \_\_\_\_\_  
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

97-122-A

Hearing 10/24/96  
at 2 p.m.

RE: **Undersized Lots**

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ Lawrence Choate 7415 Pinkwood Ct Columbia Md 21046 410-995-6863  
Print Name of Applicant Address Telephone Number

☐ Lot Address 6880 Leslie Rd, Balt. 21220 Election District 15 Council District 6 Square Feet 12,550 SP

Lot Location: N (S)W / side / corner of Leslie Rd 160' feet from N (S)W corner of Leslie Rd.  
(street) (street)

Land Owner Lawrence Choate Tax Account Number 15-22-000 500

Address 7415 Pinkwood Ct Telephone Number 410-995-6863  
Columbia, Md. 21046

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation  
**PROVIDED?**

	YES	NO
1. This Recommendation Form (3 copies)	✓	_____
2. Permit Application	✓	✓
3. Site Plan		
Property (3 copies)	✓	_____
Topo Map (available in Rm 204 C.O.B.) (2 copies) (please label site clearly)	✓	_____
4. Building Elevation Drawings	✓	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	_____
Surrounding Neighborhood	✓	_____

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

**TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!**

**RECOMMENDATIONS/COMMENTS:**

☒ **Approval**    ☐ **Disapproval**    ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date: 10/9/96

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by Joe Merri on 9-17-96  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE 9-30 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-15 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-18 B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_  
Signature

Date of Posting: \_\_\_\_\_

Number of Signs: \_\_\_\_\_



Baltimore County  
Department of Environmental Protection  
and Resource Management

BUREAU OF WATER QUALITY  
AND RESOURCE MANAGEMENT  
Ground Water Management  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204  
(410) 887-2762  
Fax: (410) 887-4804

August 20, 1996

MR LARRY CHOATE  
7415 PINKWOOD COURT  
COLUMBIA MD 21046



Re: 6880 Leslie Road, D-15

Dear Mr. Choate:

This office has reviewed your proposal to construction a 3 bedroom replacement dwelling for above-referenced site. Approval will be granted subject to the following requirements and sewage disposal system design. Detailed sewage disposal system design drawings are attached. Please note that Maryland Department of Environment, Individual Septic Systems and Wells Program must review and approve the aforementioned plans and therefore some modifications of the design specifications may be anticipated. The recommended requirements are as listed below:

1. Install the following water conservation fixtures in the dwelling:

- a) ultra-low volume flush toilets 1.6 gal./flush
- b) low flow showerheads rated 2.0 gpm or less
- c) flow reducers on all faucets rated 1.0 gpm or less

2. Install 1500 gallon, 2 compartment concrete top seam septic tank with manhole access to grade. Top of tank must be flush with existing grade. Seal outside of seam with asphalt. Fill over top of tank to establish vegetative cover.

3. Install 1500 gallon concrete top seam pumping chamber as per drawings. Top of tank to be installed flush with grade. Seal outside of seam with asphalt. Fill over tank to establish vegetative cover.

4. Estimated effluent pump requirements: 13 gpm forward flow to trenches- Contractor to determine Total Dynamic Head. **DO NOT ORDER PUMP UNTIL SEPTIC TANK, PUMP CHAMBER and RECIRCULATING SAND FILTER ARE INSTALLED**, to allow for modifications in elevations that would affect Total Dynamic Head.

① Layout  
- system outside  
- Determine loc.  
of sewer line  
leaving Bldg. &  
elevation at same.  
② Determine elev. of  
trench lines &  
pump chamber

MICROFILMED

Mr. Larry Choate  
page 2  
August 20, 1996

5. Install an event counter and elapsed time meter on pump controls. Install a programmable timer on pump controls and set pump to dose 76 gallon every 2 hours. Set low level float as specified with an override so pump does not run dry during periods of low use. Set high water alarm as specified to indicate abnormally high water consumption or pump failure. Alarm shall be type approved by Chief, Plumbing Inspector. Pumps must be sized to deliver 2 ft. of Head at last perforation in each of the 1" PVC lines in the recirculating sand filter. Approximate pump run time during each dose should be approximately 6 minutes.

6. Install recirculating sand filter as specified in drawings. (Use bottom half of 2,000 gallon septic tank from Mayer Brothers). Return to be directed back into the pumping chamber. Forward flow will be directed to distribution box. Sand to be used in the recirculating sand filter, must have an effective size of 0.8 - 1.0 mm with an uniformity coefficient of less than 2.5.

Types of sand available on the market that are suitable for this use are as follows:

(Contact local sand supplier - sand must be silica based. Limestone or marble based sand is not acceptable.)

7. Install distribution box with manhole access to grade. Both outlets to sand lined trenches must be minimum 3"-4" lower than the inlet from the recirculating sand filter to allow for future sampling points.

8. Install two sand lined trenches as shown; including observation pipes in both trenches. Sand effective size between ~~0.425mm~~ <sup>each trench 65' long</sup> 0.5 mm with a uniformity coefficient less than 3.5 is required. <sup>0.25</sup>

Types of sand available on the market that are suitable for this use are as follows:

(Contact local sand supplier; sand must be silica based only).

9. Reroute underground water service line as shown and sleeve the entire length with larger diameter pipe.

10. Electricity, telephone and/or cable shall remain overhead or if to be placed underground, run between the water service line and the property line.

MICROFILMED

Mr. Larry Choate  
page 3  
August 20, 1996

11. The "Agreement and Easement for Installation of an Innovative and Alternative Onsite Sewage Disposal System", is on file with this office and needs to be recorded in Land Records. Contact this office to arrange for recordation (which must be completed prior to approval of a building permit).

If you have any questions regarding this matter, please contact me at (410) 887-2762.

Sincerely,



J. Robert Powell, R.S.  
GROUND WATER MANAGEMENT

JRP:pj

c: Mr. Thomas Teutsch, MDE

a/d:leslie1

MICROFILMED

RE: PETITION FOR VARIANCE  
6880 Leslie Avenue, E/S Leslie Road,  
1/4 mile +/- south from Bird Avenue  
15th Election District, 5th Councilmanic

Lawrence P. and Joanne M. Choate  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-122-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21<sup>st</sup> day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Lawrence P. and Joanne M. Choate, 7415 Pinkwood Court, Columbia, MD 21046, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

MICROFILMED

120

**DALLMUS NORRIS ASSOCIATES, INC.**

Professional Building Inspections  
6803 York Road Suite 202  
Baltimore, Maryland 21212  
(410)323-7600

97-122-A

**INSPECTION REPORT**

4120  
REPORT NUMBER

LARRY J JOANNE CHOATE  
CLIENT

6880 LESLIE RD  
PROPERTY INSPECTED

BAITIMORE MD 21220  
CITY STATE ZIP CODE

APPROXIMATE AGE 50 DESCRIPTION RANCHER / BEACH COTTAGE

INSPECTION DATE 6.30.95 TIME 4:00 START 3:30 FINISH 5:30

WEATHER CONDITIONS CLOUDY TEMPERATURE 80°

CLIENT(S) PRESENT DURING INSPECTION? YES ☒ NO ☐

FEE \$185.00 PAID ☒ PAYMENT DUE                       
(PAYABLE AT TIME OF INSPECTION) (WITHIN 7 DAYS)

I hereby certify that I have no interest, present or contemplated, in this property, its sale or its improvement and that my inspection compensation is not contingent upon any reported conditions disclosed in this report.

Wayne J. Norris  
INSPECTOR - Member: American Society of Home Inspectors

Signature indicates that client is aware of and understands the inspection limitations printed on page two (2) of this report.

Joanne Choate  
CLIENT / CLIENT REPRESENTATIVE

ENCLOSURE

## **OBJECTIVE**

Our primary objective is to provide a condition report on the property that identifies major problems. We also strive to add significantly to your knowledge of the property within the scope of the inspection. We will provide you with additional information, as time permits, including: potential future repair/replacement items, less important deficiencies, maintenance items and recommended improvements. We will not, however, tell you everything about the property. An all inclusive of minor building flaws is not provided.

## **STANDARDS**

The inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of the Standards and the Code of Ethics is included in this report for your review. This is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances or environmental hazards including radon gas, lead paint, lead solder, asbestos, urea formaldehyde, low frequency electromagnetic waves and toxic or flammable chemicals. Also excluded are swimming pools, hot tubs, wells, septic systems, intercoms, antenna systems, sprinkler systems and the presence or absence of rodents and other vermin.

The inspection and report also do not address nor are intended to address the presence of wood destroying insects, such as termites or carpenter ants, but rather to discover significant visible structural damage caused by the insects.

Any cost estimates provided are rough estimates. Costs will often vary by as much as 300% due to such variables as the size of the contracting company, the time of year, the quality of materials selected and the final scope of the work to be performed.

The report is a professional opinion based on a visual inspection of the accessible components of the home. Due to the concealed nature of many components there are limitations to such an inspection. Throughout the inspection deductions are often made which cannot be confirmed by direct observation. Therefore it should be understood that while we reduce the risk of purchasing, we cannot eliminate it, nor do we assume it.

The report will not be released to anyone without your permission. We are not associated with any contractor, lawyer, seller or realtor.

## **UNANTICIPATED REPAIRS**

Many identical items go into the construction of a home (electrical switches & receptacles, windows, pipes, etc.) Our inspection covers a representative sample of these as established by the ASHI standards. Therefore, some deficiencies that could be discovered may go unnoted. We ask that you appreciate and accept this. We recommend an annual budget figure of approximately one percent of the value of the home be held in reserve every year for unforeseen repairs. While expenditures may vary from year to year, we have found this to be a good average figure.

## **MARYLAND LAW REQUIREMENTS**

**STEPHEN R. DALLMUS**, B.S. Architecture, A.S.H.I. Member #260, 15 years Home Inspection Experience.

**WAYNE G. NORRIS**, B.S. Civil Engineering, A.S.H.I. Member #1075, 9 years Home Inspection Experience.

**AN INSPECTION IS INTENDED TO ASSIST IN EVALUATION OF THE OVERALL CONDITION OF A BUILDING. THE INSPECTION IS BASED ON OBSERVATION OF THE VISIBLE AND APPARENT CONDITION OF THE BUILDING AND ITS COMPONENTS ON THE DATE OF INSPECTION. THE RESULTS OF THIS HOME INSPECTION ARE NOT INTENDED TO MAKE ANY REPRESENTATION REGARDING LATENT OR CONCEALED DEFECTS THAT MAY EXIST**

**IF YOUR HOME INSPECTOR IS NOT A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL WHOSE LICENSE AUTHORIZES THE RENDERING OF AN OPINION AS TO THE STRUCTURAL INTEGRITY OF A BUILDING OR ITS OTHER COMPONENT PARTS, YOU MAY BE ADVISED TO SEEK A PROFESSIONAL OPINION AS TO ANY DEFECTS OR CONCERNS MENTIONED IN THE REPORT.**



SATISFACTORY

FUNCTIONING AS DESIGNED AT TIME OF INSPECTION, AND SHOWS SIGNS OF NORMAL WEAR - MAY BE SUBJECT TO SOME REPAIRS WITHIN NEAR FUTURE DUE TO NORMAL WEAR FACTORS, OR HAS SOME MINOR FLAWS; AVERAGE CONDITION.

FAIR

FUNCTIONING BUT LESS THAN SATISFACTORY CONDITION DUE TO WEAR FACTORS OR OTHER FLAWS; REPAIR PRONE; BELOW AVERAGE CONDITION.

MARGINAL

FUNCTIONING BUT APPROACHING BREAK-DOWN CONDITION; HEAVY WEAR; REPLACEMENT OR MAJOR REPAIR COSTS LIKELY OVER THE COMING YEAR.

POOR

NOT FUNCTIONING PROPERLY; DEFECTIVE OR NEAR DEFECTIVE CONDITION; WORN OUT. BUDGET FOR REPLACEMENT OR MAJOR REPAIR COSTS WITHIN THE COMING YEAR.

N/A

NOT APPLICABLE.

**OVERALL CONDITION** (THE OVERALL CONDITION OF THE HOUSE IS BASED ON A COMPARISON OF THIS HOUSE WITH OTHER HOUSES OF THE SAME AGE. IT SHOULD BE UNDERSTOOD THAT A HOUSE RECEIVING A SATISFACTORY RATING MAY STILL REQUIRE REPAIRS OR UPDATING IN THE FUTURE.)

House is currently in fair to marginal condition for its age due to items noted below:

**SPECIFIC COMMENTS** (SEE COMPONENT SHEETS FOR ADDITIONAL POTENTIAL REPAIRS, MAINTENANCE ITEMS AND RECOMMENDED IMPROVEMENTS.)

- ① Area of rot ~~not~~ noted in rake fascia trim on east side of main roof.
- ② Railings spacing on steps to roof deck not secure for small children. Improvements recommended.
- ③ Lattice work on roof mounted deck is deteriorated - allow for replacement or wooded to maintain safety.
- ④ Unable to inspect roofing under eaves.
- ⑤ No ridge cap shingles on main roof. Splits/cracks noted along ridge. Repairs recommended.
- ⑥ Recommend moving roof deck railings back from main electrical service panel to prevent contact/shock.
- ⑦ Steps to deck on roof are lightly constructed. Budget to improve.
- ⑧ Both carports are lightly constructed. Plan on rebuilding if kept.
- ⑨ Unprofessional wiring & piping to water heater - Exposed splices, contacts on wiring, 1/4" tubing used on hot water line, no drip leg or expansion relief valve.

- (10) Active leak around hose clamp on drain line under bath hand sink.
- (11) Indications of condensation problems in attic spaces. Remove insulation from under side of roof & improve attic ventilation.
- (12) No second floor return on air distribution.
- (13) Area of rotted wood noted under rear exit door from laundry. Extent unknown - no access to crawl space.
- (14) Improper drain line venting/sizing on hand sink in master powder.
- (15) Unprofessional wiring to ceiling fan in master bedroom.
- (16) Heat pumps only produced a 14.6° split on cooling which is not satisfactory.
- (17) No heat supply in front room. Allow for improvements.
- (18) No heat protection on wall next to stove. Burn marks noted. Electrical receptacles are also too close to burners. Potential fire hazard.
- (19) No access to crawl space to inspect structural components. Recommend access be provided to check this area.
- (20) Plumbing vents not properly sized or routed. Consult plumber about ~~improvements~~ corrections.
- (21) Strongly recommend that a licensed electrician go over house wiring - secure all loose receptacles / switches, improve proper grounding - install GFI receptacles in kitchen, water. Eliminate unprofessional wiring.

## ROOFING

INSPECTED WITH BINOCULARS / FROM LADDER / ON ROOF

## COMPONENTS

## CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

## 1.1 ROOF SURFACE

## MATERIALS:

SLOPED: 1 SLATE 2 ASPHALT 3 CEMENT ASBESTOS 4 WOOD

5 METAL 6

"FLAT": 7 TAR &amp; GRAVEL 8 MINERAL FELT 9 TAR &amp; FELT

10 METAL 11

## LOCATION

MAIN 2  
Front Shed 8  
Under Deck

S F M P

S F M P N/A

S F M P N/A

S F M P N/A

S F M P

NORMAL LIFE EXPECTANCY 15-20 YRS.

APPROX. AGE 10 YRS.

NORMAL LIFE EXPECTANCY 10 YRS.

APPROX. AGE 3 YRS.

NORMAL LIFE EXPECTANCY YRS.

APPROX. AGE YRS.

NORMAL LIFE EXPECTANCY YRS.

APPROX. AGE YRS.

TYPE: ASPHALT METAL

## 1.2 FLASHING

## 1.3 GUTTERS/

## DOWNSPOUTS

S F M P N/A

MATERIALS: ALUMINUM / GALVANIZED / COPPER / PLASTIC / WOOD.

TYPE: ATTACHED / BUILT-IN / WITH UNDERGROUND RUN-OFF.

## 1.4 SOFFITS/FASCIA/

## CORNICES

S F M P N/A

MATERIALS: WOOD / ALUMINUM / GALVANIZED/TIN / VINYL /

## 1.5 CHIMNEY(S)

S F M P N/A

MATERIALS: BRICK / STONE / BLOCK / STUCCO / METAL

## 1.6 PLUMBING VENTS

S F M P

## 1.7 SKYLIGHT(S)

S F M P N/A

TYPE: CURB / FLUSH MOUNT.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

ROOFING MATERIAL: WITHIN THE NEXT 1-3 YEAR(S).

FLASHING.

GUTTERS &amp; DOWNSPOUTS.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

GUTTERS: CAULK JOINTS / CLEAN / PAINT INTERIORS TO EXTEND LIFE.

DOWNSPOUTS: EXTEND / ADD SPLASHBLOCKS.

SOFFITS/FASCIA/CORNICES: PAINT.

FLAT ROOF SURFACE: HOT TAR COAT.

SKYLIGHT(S) HEAVILY CAULKED: CHECK REGULARLY.

FLASHING: PAINT / CAULK.

CHIMNEY(S): CAULK CROWN / PAINT / ADD FLUE CAPS.

TRIM TREE BRANCHES / VINES AWAY FROM: ROOF / HOUSE / CHIMNEY TOP / ELECTRIC SERVICE CABLE.

## ATTACHED / DETACHED BUILDINGS

N/A

## COMPONENTS

## CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

BUILDING # 1 ATTACHED / DETACHED GARAGE / CARPORT

BUILDING # 2 N/A ATTACHED / DETACHED

BUILDING # 3 N/A

## 2.1 STRUCTURE

## BUILDING # 1

S F M P

## BUILDING # 2

S F M P

## BUILDING # 3

S F M P

## 2.2 ROOFING

S F M P N/A

S F M P N/A

S F M P N/A

## 2.3 SLAB

S F M P N/A

S F M P N/A

S F M P N/A

## 2.4 DOOR(S)

S F M P N/A

S F M P N/A

S F M P N/A

## 2.5 ELECTRICAL SERVICE

S F M P N/A

S F M P N/A

S F M P N/A

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

ROOFING MATERIAL: WITHIN THE NEXT YEAR(S).

GUTTERS &amp; DOWNSPOUTS.

STRUCTURE CLOSE TO / IN CONTACT WITH GROUND. THIS CONDITION IS CONDUCTIVE TO DECAY AND WOOD DESTROYING INSECTS.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

STRUCTURE IS CLOSE TO / IN CONTACT WITH GROUND. IMPROVE GRADING AS NECESSARY.

IMPROVE WALL / CEILING SURFACE / ATTIC ACCESS TO SEAL TIGHT. FIRE SAFETY ITEM.

INSTALL FIRE RESISTANT DOOR BETWEEN GARAGE AND HOUSE.

SEE PAGE 11 FOR ADDITIONAL INFORMATION, INSPECTION LIMITATIONS AND MAINTENANCE RECOMMENDATIONS.

97-122-A

WALLS / WINDOWS / PORCHES / STEPS

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
3.1 WALLS <u>16</u>	S <u>F</u> M P					MASONRY: 1 BRICK 2 STONE 3 BLOCK 4 STUCCO ON MASONRY 5 BRICK VENEER
WALLS	S F M P <u>N/A</u>					8 STONE VENEER 7 STUCCO ON FRAME 8
WALLS	S F M P <u>N/A</u>					SIDING: 9 WOOD SHINGLE 10 WOOD CLAPBOARD 11 PLYWOOD 12 COMPOSITION
						13 ALUMINUM 14 VINYL 15 ASPHALT SHINGLES
						16 CEMENT ASBESTOS SHINGLES 17
3.2 TRIM	S <u>F</u> M P					MATERIALS: <u>WOOD</u> / ALUMINUM / VINYL / PLASTIC/FOAM /
3.3 WINDOWS	S <u>F</u> M P					MATERIALS: <u>WOOD</u> / ALUMINUM / VINYL / STEEL /
DOORS	S <u>F</u> M P					MATERIALS: <u>WOOD</u> / METAL
3.4 STORM WINDOWS	S <u>F</u> M P					MATERIALS: WOOD / <u>ALUMINUM</u> / VINYL / STEEL
3.5 PORCH/DECK						
<u>Roof Deck</u> <u>2</u>	S <u>F</u> M P <u>N/A</u>					TYPE: 1 WOOD FRAME 2 PRESSURE TREATED WOOD 3 METAL 4 CONCRETE
	S F M P <u>N/A</u>					5 MASONRY.
3.6 STEPS						
<u>To Roof Deck</u> <u>2</u>	S <u>F</u> M P <u>N/A</u>					TYPE: 1 WOOD FRAME 2 PRESSURE TREATED WOOD 3 METAL 4 CONCRETE
	S F M P <u>N/A</u>					5 MASONRY.
3.7 HOSE BIBB(S)	S <u>F</u> M P <u>N/A</u>					FRONT / REAR <u>SIDE</u> WINTERIZED - NOT TESTED.

POTENTIAL REPAIRS DUE TO AGE & WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☒ SIDING / STRUCTURE CLOSE TO OR IN CONTACT WITH GROUND. THIS CONDITION IS CONDUCIVE TO DECAY AND WOOD DESTROYING INSECTS.
- ☐ WINDOWS / DOORS / SILLS / SIDING / TRIM / DECKING / POSTS / COLUMNS.

MAINTENANCE ITEMS & RECOMMENDED IMPROVEMENTS

- ☒ SIDING CLOSE TO OR IN CONTACT WITH GROUND. IMPROVE GRADING AS NECESSARY.
- ☒ CAULK EXTERIOR TRIM WORK, WINDOWS AND DOORS PERIODICALLY & BEFORE PAINTING.
- ☐ SEAL JOINTS, CRACKS & GAPS (INCLUDING RAILING POSTS) TO CONTROL WATER PENETRATION & FROST DAMAGE ON PORCHES AND STEPS.
- ☐ ADD STORM WINDOWS ON ALL WINDOWS.
- ☐ ADD RAILINGS ON STEPS.
- ☒ PAINT / STAIN: WINDOWS / DOORS / SILLS / TRIM / SIDING / DECKING.

WALKS / DRIVEWAY / PATIO / FENCING / RETAINING WALLS / GRADING

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
4.1 WALKS	S <u>F</u> M P <u>N/A</u>					MATERIALS: <u>CONCRETE</u> / BRICK / STONE /
4.2 DRIVEWAY	S <u>F</u> M P <u>N/A</u>					MATERIALS: <u>CONCRETE</u> / ASPHALT / <u>STONE</u> / DIRT/GRASS.
4.3 PATIO	S <u>F</u> M P <u>N/A</u>					MATERIALS: <u>CONCRETE</u> / BRICK / STONE /
4.4 RETAINING WALLS	S <u>F</u> M P <u>N/A</u>					MATERIALS: CONCRETE / BRICK / STONE / BLOCK- /
<u>SEMI WALL</u>						WOOD TIMBER: CREOSOTED <u>PRESSURE TREATED</u> .
4.5 AREAWAY WALL(S)	S F M P <u>N/A</u>					MATERIALS: <u>CONCRETE</u> / BLOCK /
4.6 FENCING / WALLS	S <u>F</u> M P <u>N/A</u>					MATERIALS: <u>WOOD</u> / <u>CHAIN LINK</u> /
4.7 PROPERTY GRADING	S <u>F</u> M P <u>N/A</u>					
4.8 FOUNDATION GRADING	S F M <u>P</u> <u>N/A</u>					
4.9 WINDOW WELLS	S F M P <u>N/A</u>					MATERIALS: METAL / MASONRY / CONCRETE.

POTENTIAL REPAIRS DUE TO AGE & WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☐ WALKWAY/DRIVEWAY/PATIO: DUE TO SETTLEMENT TOWARD HOUSE, BASEMENT WATER SEEPAGE MAY OCCUR.
- ☐ AREAWAY WALLS/RETAINING WALLS: MONITOR FOR ADDITIONAL MOVEMENT / SETTLEMENT / DETERIORATION.
- ☐ WALKWAYS / DRIVEWAY / PATIO.

MAINTENANCE ITEMS & RECOMMENDED IMPROVEMENTS

- ☐ LOW AREAS AROUND FOUNDATION. IMPROVE & MAINTAIN GRADING WITHIN 4 TO 5 FEET OF HOUSE TO A DEFINITE POSITIVE SLOPE AWAY FROM THE HOUSE (1 INCH/FOOT).
- ☐ ADD WEDGE PATCHES WHERE WALKWAYS / DRIVEWAY ARE DISPLACED.
- ☐ RESEAL DRIVEWAY SURFACE.
- ☐ SEAL CRACKS/GAPS IN: WALKWAYS / ENTRY SLAB / PATIO / DRIVEWAY / AT FOUNDATION WALLS.
- ☐ FILL IN TO SEAL VOIDS BELOW: SIDEWALK / STEPS / PORCH.
- ☐ ADD COVERS ON WINDOW WELLS / AREAWAY.
- ☐ ADD RAILINGS / GUARDRAILS ON AREAWAY.

SEE PAGE 12 FOR ADDITIONAL INFORMATION, INSPECTION LIMITATIONS AND MAINTENANCE RECOMMENDATIONS.

97-122-A

## CENTRAL HEATING SYSTEM

SYSTEM NOT FUNCTIONING - NOT TESTED.

## COMPONENTS CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

5.1 HEATING PLANT S F M P

ESTIMATED BTU INPUT/OUTPUT. TON.

APPROX. YEARS OF AGE. AVERAGE LIFE YEARS.

TYPE: FURNACE: GRAVITY / FORCED.

BOILER: STEAM / WATER: GRAVITY / FORCED.

HEAT PUMP CHECKED IN HEATING COOLING MODE.

FUEL: GAS OIL ELECTRIC.

5.2 BURNER S F M P N/A

5.3 OIL TANK S F M P N/A

5.4 DISTRIBUTION S F M P N/A

5.5 DISTRIBUTION S F M P N/A

5.6 DISTRIBUTION S F M P

5.7 HUMIDIFIER S F M P N/A

5.8 ELECTRIC AIR CLEANER S F M P N/A

5.9 THERMOSTAT S F M P

5.10 SPACE HEATING:

ELECTRIC S F M P N/A

GAS S F M P N/A

CONDITION OF UNDERGROUND TANK NOT DETERMINED.

BLOWER FAN(S) / CIRCULATOR(S).

DUCTWORK / HEATING PIPES.

SOURCE: REGISTERS / RADIATORS / BASEBOARD UNITS / RADIANT.

PROPER OPERATION OF UNIT NOT VERIFIED.

PROPER OPERATION OF UNIT NOT VERIFIED.

COMPUTER/CLOCK CONTROLLED SET-BACK THERMOSTAT OPERATION NOT CHECKED.

TYPE: WALL / CEILING HEATER / BASEBOARD.

TYPE: SPACE HEATER / LOGS NOT TESTED.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

HEATING PLANT. HOWEVER, UNIT APPEARS SOUND &amp; MAY GIVE SOME ADDITIONAL YRS. OF SERVICE.

BURNER / OIL TANK.

CIRCULATOR(S) / THERMOSTAT(S).

HEATING PIPES / DUCTWORK / RADIANT HEATING LINES.

RADIATOR VALVES / VENTS.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

OBTAIN SERVICE POLICY/MAINTENANCE PLAN WITH B.G. &amp; E./OIL COMPANY/HVAC CONTRACTOR.

CHANGE / CLEAN FURNACE FILTER NOW / PERIODICALLY

OIL THE CIRCULATOR ANNUALLY.

CHECK SIGHT GLASS &amp; FLUSH LOW WATER CUT OFF WEEKLY.

## CENTRAL COOLING SYSTEM

N/A

## COMPONENTS CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

6.1 COMPRESSOR/  
CONDENSOR S F M P

APPROX. BTU/HR. TON A.C.

COOLING SYSTEM INTEGRATED WITH HEAT PUMP SYSTEM; SEE CENTRAL HEATING SYSTEM FOR OPERATION COMMENTS.

UNIT IS APPROXIMATELY 12 YRS OLD. AVERAGE LIFE 10-12 YRS.

UNIT NOT TESTED: TOO COOL FOR SAFE OPERATION (&lt;60°F).

POWER OFF TO COMPRESSOR/CONDENSOR.

RECOMMEND OBTAINING REPRESENTATION OF SATISFACTORY OPERATION PRIOR TO SETTLEMENT.

6.2 FREON LINES S F M P

6.3 CONDENSATE LINE S F M P

PUMP S F M P N/A

6.4 BLOWER FAN S F M P

6.5 DUCTWORK S F M P

6.6 AIR FLOW S F M P

6.7 WINDOW/WALL AIR  
CONDITIONER(S) S F M P N/A

NOT TESTED.

SEE CENTRAL HEATING SYSTEM.

SEE CENTRAL HEATING SYSTEM.

TOP FLOOR MAY BE WARMER THAN LOWER FLOOR.

NOT TESTED. WINTERIZED/TOO COOL FOR SAFE OPERATION.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

COMPRESSOR/CONDENSOR UNIT.

WINDOW AIR CONDITIONER(S).

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

CHANGE / CLEAN FILTER NOW / PERIODICALLY

97-122-A

## PLUMBING

## COMPONENTS

## CONDITION

WATER OFF - SYSTEM NOT TESTED.

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

7.1 SYSTEM

TYPE: ☒ PRIVATE WATER / WASTE DISPOSAL.  
☐ MUNICIPAL WATER / WASTE DISPOSAL.  
☐ RECOMMEND VERIFICATION.

7.2 WATER PIPES  
 MAIN 3  
 INTERIOR 1/3

S (F) M P  
 S F M P N/A

MAIN WATER CUT-OFF LOCATED ON FRONT BASEMENT WALL /

TYPE: 1 COPPER 2 GALVANIZED 3 PLASTIC 4

7.3 WASTE LINES

S F M P

TYPE: COPPER / GALVANIZED / CAST IRON / PLASTIC / LEAD.

7.4 WATER HEATER

S F M P N/A

140 GALLON ATC WATER HEATER.

7.5 "SUMMER WINTER"  
 PLUMBING FIXTURES

S F M P (N/A)  
 S (F) M P

APPROXIMATELY 2 YRS. OLD. AVERAGE LIFE 10-12 YRS.INSTANTANEOUS WATER HEATER INTEGRATED WITH BOILER. NO STORAGE CAPACITY  
 BATHROOM(S) - SINK(S), TOILET(S), TUB(S), SHOWER(S).

S F M P (N/A)

LAUNDRY TUB.

S F M P (N/A)

EJECTOR PUMP.

7.6 DRAINAGE

S (F) M P

7.7 WATER PRESSURE

S (F) M P

SLIGHT / SUBSTANTIAL DROP IN FUNCTIONAL FLOW NOTED WHEN TWO  
 OR MORE FIXTURES ARE OPERATED SIMULTANEOUSLY.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☐ GALVANIZED / POLYBUTYLENE / COPPER WATER PIPES.  
☐ COPPER / GALVANIZED / CAST IRON / LEAD WASTE LINES.  
☒ WATER HEATER.  
☒ FIXTURE/FIXTURE COMPONENTS, ESPECIALLY TRAPS.  
☐ SHOWER PAN.  
☐ LAUNDRY TUB.  
☒ UNPROFESSIONAL IMPROVEMENTS.  
☐ TREE ROOT INTRUSION INTO SEWER LINES.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

- ☐ TO IMPROVE FUNCTIONAL FLOW, INSTALL COPPER WATER LINES AS NECESSARY.  
☐ INSTALL TANK TYPE WATER HEATER TO REPLACE/COMPLEMENT "SUMMER WINTER" HOOK-UP.  
☐ ADD BATHROOM EXHAUST FAN.

## PLUMBING - PRIVATE WATER &amp; WASTE DISPOSAL N/A

## COMPONENTS

## CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

8.1 WASTE DISPOSAL  
 SYSTEM

N/A

SYSTEM REPRESENTED TO BE SEPTIC / CESSPOOL.  
 - UNDERGROUND COMPONENTS NOT ACCESSIBLE FOR INSPECTION.

8.2 WATER SYSTEM

N/A

SYSTEM REPRESENTED TO BE WELL.  
 - UNDERGROUND COMPONENTS NOT ACCESSIBLE FOR INSPECTION.

8.3 PUMP

S F M P (N/A)

TYPE: SUBMERSIBLE - CONDITION NOT EVALUATED / INTERIOR.

8.4 PRESSURE TANK

S F M P N/A

8.5 GAUGE

S F M P N/A

8.6 SERVICE PIPING

S F M P N/A

8.7 WATER TREATMENT  
 EQUIPMENT

N/A

NOT EVALUATED.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☒ PRIVATE WASTE DISPOSAL. IN GENERAL, THESE SYSTEMS HAVE A HIGH RATE OF FAILURE AFTER 15-20 YEARS OF USE DUE  
 TO SATURATION & WEAR FACTORS.  
☐ PUMP.  
☐ PRESSURE TANK.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

- ☐ PROVIDE 6" MINIMUM CLEARANCE BETWEEN WELL HEAD AND GROUND; POTENTIAL SOURCE OF WELL WATER CONTAMINATION.  
☐ INSTALL PRESSURE RELIEF VALVE ON PRESSURE TANK.  
☒ NO WATER CONDITIONING EQUIPMENT. CONSULT A WATER CONDITIONING COMPANY TO DETERMINE IF WATER TREATMENT  
 EQUIPMENT WILL BE NECESSARY.

SEE PAGE 15 FOR ADDITIONAL INFORMATION, INSPECTION LIMITATIONS AND MAINTENANCE RECOMMENDATIONS.

97-122-A

# INTERIOR

DALLMUS NORRIS ASSOCIATES, INC.

REPORT # 4120

## ELECTRICAL SYSTEM

POWER OFF - SYSTEM NOT TESTED.

### COMPONENTS CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

9.1 SIZE & TYPE S F M P  
9.2 PANEL S F M P  
9.3 WIRING S F M P

APPROXIMATELY 150 AMP (AMPERE) 120 120/240 VOLT MAIN SERVICE.  
SERVICE: OVERHEAD / UNDERGROUND.  
APPROXIMATELY 150 AMP. FUSE / CIRCUIT BREAKER MAIN PANEL BOX  
LOCATED IN: BASEMENT / GARAGE / LIVING.  
FUSE / CIRCUIT BREAKER SUB PANEL(S) LOCATED IN \_\_\_\_\_  
TYPE: KNOB & TUBE / BX (METALLIC ARMORED CABLE) / CONDUIT /  
NM (NON-METALLIC).  
MATERIAL:  
MAIN \_\_\_\_\_  
MAJOR APPLIANCES (240 VOLT) COPPER / ALUMINUM  
GENERAL LIGHTING (120 VOLT) COPPER / ALUMINUM  
COPPER / ALUMINUM  
COPPER CLAD ALUMINUM

### OTHER ITEMS

\_\_\_\_ G.F.I. (GROUND FAULT INTERRUPTER) CIRCUIT BREAKER(S) LOCATED IN: PANEL BOX / GARAGE /  
BATHROOM(S) / EXTERIOR / KITCHEN / BASEMENT.  
\_\_\_\_ LOW VOLTAGE/AC LIGHTING SYSTEM NOTED.

### POTENTIAL REPAIRS DUE TO AGE & WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

*One Circuit*  
\_\_\_\_ ELECTRICAL SWITCHES, OUTLETS AND FIXTURES.  
\_\_\_\_ KNOB & TUBE WIRING. OLD, OFTEN BRITTLE & EASILY DAMAGED. UNGROUNDED SYSTEM.  
\_\_\_\_ ALUMINUM WIRING ON GENERAL LIGHTING (120 VOLT). POTENTIAL HAZARD UNLESS CONNECTIONS ARE PROPER.  
\_\_\_\_ UNPROFESSIONAL IMPROVEMENTS.

### MAINTENANCE ITEMS & RECOMMENDED IMPROVEMENTS

\_\_\_\_ UPGRADE ELECTRICAL SERVICE TO \_\_\_\_\_ AMP 120/240 VOLT SERVICE WITH CIRCUIT BREAKER PANEL.  
\_\_\_\_ "LIVE FRONT" TYPE FUSE PANEL - EXPOSED CONNECTIONS. UPGRADE.  
\_\_\_\_ IMPROVE CONNECTIONS ON ALUMINUM WIRED 120 VOLT / 240 VOLT CIRCUITS.  
\_\_\_\_ MINIMAL NUMBER OF CIRCUITS / RECEPTACLES / SWITCHES. BUDGET FOR ADDITION AS NEEDED.  
\_\_\_\_ INSTALL G.F.I. RECEPTACLES IN: KITCHEN / BATHROOM(S) / GARAGE / EXTERIOR AS NECESSARY.  
\_\_\_\_ INSTALL BATTERY OPERATED FIRE/SMOKE DETECTORS.

## BASEMENT / FOUNDATION / CRAWL SPACE

### COMPONENTS CONDITION

SATISFACTORY FAIR MARGINAL POOR - SEE DEFINITIONS

10.1 FLOOR S F M P  
\_\_\_\_ SLAB ON GRADE. \_\_\_\_ CARPETED/COVERED SURFACE NOT OBSERVABLE.  
\_\_\_\_ CRAWL SPACE: CONCRETE / GRAVEL / SOIL. NO / PARTIAL ACCESS.  
\_\_\_\_ BASEMENT: CONCRETE / WOOD / SOIL. \_\_\_\_ CARPETED/COVERED  
SURFACES NOT OBSERVABLE.  
10.2 WALLS S F M P N/A  
\_\_\_\_ BLOCK / CONCRETE / BRICK / STONE. \_\_\_\_ INSPECTION LIMITED TO  
ACCESSIBLE AREAS.  
10.3 JOISTS S F M P N/A  
\_\_\_\_ SOLID WOOD / TRUSS / PLYWOOD / STEEL. \_\_\_\_ INSPECTION LIMITED TO  
ACCESSIBLE AREAS.  
10.4 BEAM(S) S F M P N/A  
\_\_\_\_ STEEL / SOLID WOOD / BUILT-UP WOOD.  
10.5 POSTS/PIERS S F M P N/A  
\_\_\_\_ STEEL / MASONRY / WOOD.  
10.6 SUMP PUMP S F M P N/A  
\_\_\_\_ PEDESTAL TYPE / SUBMERSIBLE TYPE. \_\_\_\_ COULD NOT VERIFY PUMPING ACTION.  
10.7 STAIRS S F M P N/A

### POTENTIAL REPAIRS DUE TO AGE & WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

\_\_\_\_ WOOD STRUCTURE IS CLOSE TO OR IN CONTACT WITH GROUND. THIS CONDITION IS CONDUCTIVE TO DECAY/INSECT DAMAGE.  
\_\_\_\_ SUMP PUMP.

### MAINTENANCE ITEMS & RECOMMENDED IMPROVEMENTS

\_\_\_\_ INDICATIONS OF WATER/MOISTURE IN: BASEMENT / CRAWL SPACE / SLAB: EFFLORESCENCE / PEELING PAINT / STAINS /  
SWOLLEN MATERIAL(S) / ROTTED WOOD / DAMP FLOOR/WALL / WATER ON FLOOR. OCCURRENCE APPEARS TO BE CHRONIC /  
OCCASIONAL. WHILE THERE CAN BE NO GUARANTEE AGAINST FUTURE SEEPAGE, EXTERIOR IMPROVEMENTS ARE  
RECOMMENDED AS THE LOGICAL FIRST STEP(S) TO REDUCE THE CHANCE OF WATER PENETRATION & DAMPNES.  
\_\_\_\_ FIRESTOP VERTICAL CHASES IN BASEMENT WITH INSULATION.  
\_\_\_\_ SUMP PUMP: CLEAN / ADD COVER / INSTALL CHECK VALVE.  
\_\_\_\_ ADD RAILINGS / GUARDRAILS ON BASEMENT STEPS.

SEE PAGE 16 / 17 FOR ADDITIONAL INFORMATION, INSPECTION LIMITATIONS AND MAINTENANCE RECOMMENDATIONS.

97-122-A

## INTERIOR

## ATTIC / INSULATION / VENTILATION

NO / LIMITED ACCESS TO ATTIC SPACE TO EVALUATE FRAMING, SHEATHING, VENTILATION & INSULATION.

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
11.1 ROOF FRAMING	S (F) M P					MATERIAL: TRUSSES / <u>RAFTERS</u>
11.2 ROOF SHEATHING	S (F) M P					MATERIAL: <u>PLYWOOD</u> / WAFERBOARD / PLANKING / SPACED SHEATHING.
11.3 VENTILATION	S F (M) P					TYPE: RIDGE / GABLE / SOFFIT / ROOF / NONE.
11.4 ATTIC VENT FAN	S F M P (N/A)					NOT TESTED.
11.5 WHOLE HOUSE FAN	S F M P (N/A)					NOT TESTED.
11.6 INSULATION	S F (M) P					TYPE: <u>BLANKET/BATT</u> / LOOSE. MATERIAL: FIBERGLASS / ROCKWOOL / CELLULOSE / _____ AMOUNT: <u>7</u> INCHES IN MAIN ATTIC. _____ INCHES IN _____ AMOUNT: _____ INCHES IN CRAWL SPACE.
11.7 STAIRS	S (F) M P N/A					

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☒ INDICATIONS OF PRIOR WATER PENETRATION THROUGH ROOF: AROUND CHIMNEY / AT VENT PIPES / AT FLASHED AREAS / ON FRAMING/SHEATHING.
- ☐ FIRE RETARDANT ROOF TRUSSES/ROOF SHEATHING NOTED / SUSPECTED. NO SIGNS / SIGNS OF SLIGHT / SUBSTANTIAL DETERIORATION NOTED.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

- ☐ INSTALL THERMOSTATICALLY CONTROLLED ATTIC VENT FAN TO REDUCE HEAT BUILD-UP IN ATTIC SPACE DURING SUMMER MONTHS.
- ☒ IMPROVE ATTIC VENTILATION.
- ☐ VENT BATHROOM EXHAUST FANS TO THE OUTSIDE.
- ☐ INDICATION OF ANIMAL INFESTATION. SEAL ACCESS AREAS.
- ☐ SCREENING DETERIORATED/MISSING. RESCREEN.
- ☐ INSULATE ABOVE WHOLE HOUSE FAN IN COLDER MONTHS.
- ☐ INCREASE ATTIC INSULATION TO MAXIMUM OF R-30 VALUE AS SPACE PERMITS.
- ☐ INSULATE ABOVE ATTIC ACCESS PANEL/STAIRS.
- ☐ REMOVE OR SLASH VAPOR BARRIER ON NEWER INSULATION.
- ☐ REMOVE INSULATION FROM EAVE FOR PROPER SOFFIT VENTILATION.
- ☐ TIGHTEN HARDWARE ON ATTIC STAIRS.
- ☐ ADD / IMPROVE INSULATION TO R-19 VALUE IN CRAWL SPACE.
- ☐ ADD / IMPROVE VAPOR BARRIER IN CRAWL SPACE.

## WALLS / CEILINGS / FLOORS

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
12.1 WALLS	S (F) M P					
CEILINGS	S (F) M P					
12.2 FLOORS	S (F) M P					<input checked="" type="checkbox"/> CARPETED/COVERED FLOOR SURFACES UNOBSERVABLE.
12.3 STAIRWAYS	S F M P (N/A)					TYPE: DOUBLE HUNG / SINGLE HUNG / CASEMENT / AWNING / JALOUSIE / FIXED /
12.4 WINDOWS	S F M P					(SLIDING) GLAZING: <u>SINGLE</u> / DOUBLE (INSULATED PANEL).
12.5 STORM WINDOWS	S (F) M P N/A					
12.6 DOORS	S (F) M P					
12.7 FIREPLACE(S)	S F M P (N/A)					TYPE: PRE-FAB / MASONRY.
12.8 WOOD STOVE	S F M P (N/A)					CHIMNEY FLUE / DAMPER NOT ACCESSIBLE FOR INSPECTION.

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

- ☐ DOORS, CLOSET DOORS, HARDWARE, WINDOWS, WINDOW ROPES, RAILINGS AND TRIM MOLDINGS.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

- ☐ NORMAL SHRINKAGE/SETTLEMENT CRACKS. REPAIR AS NECESSARY PRIOR TO PAINTING.
- ☐ CAULK / GROUT TILE AS NECESSARY.
- ☐ INSTALL RAILINGS / GUARDRAILS ON STAIRS.
- ☐ CREOSOTE BUILD-UP IN CHIMNEY FLUE. HAVE CHIMNEY SWEEP CHECK AND SWEEP.
- ☐ OPEN WEEP HOLES IN STORM WINDOW FRAMES.

97-122-A



## KITCHEN

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
13.1 SINK/FAUCET	S <u>F</u> M P N/A	<u>LP</u>				
13.2 RANGE	S <u>F</u> M P N/A					GAS / ELECTRIC.
13.3 OVEN(S)	S <u>F</u> M P N/A					GAS / ELECTRIC. THERMOSTATS, TIMERS, CLEANING CYCLES NOT INCLUDED IN INSPECTION.
13.4 DISHWASHER	S <u>F</u> M P N/A					
13.5 DISPOSAL	S F M P <u>N/A</u>					
13.6 EXHAUST FAN	S <u>F</u> M P N/A					
13.7 RECIRCULATING FAN	S <u>F</u> M P N/A					
13.8 INSTANT HOT WATER	S F M P <u>N/A</u>					
13.9 COMPACTOR	S F M P <u>N/A</u>					NOT EVALUATED.
13.10 REFRIGERATOR	S F M P <u>N/A</u>					NOT EVALUATED.
13.11 MICROWAVE	S F M P <u>N/A</u>					NOT EVALUATED. NOT INSPECTED FOR LEAKAGE.
13.12 COUNTERTOP(S)	S <u>F</u> M P N/A					
13.13 CABINETS	S <u>F</u> M P N/A					
13.14 FLOOR SURFACE	S <u>F</u> M P					

## POTENTIAL REPAIRS DUE TO AGE &amp; WEAR FACTORS - BUDGET FOR REPAIR/REPLACEMENT AS NECESSARY

\_\_\_ SINK/FAUCET / RANGE / OVEN(S) / DISHWASHER / DISPOSAL / EXHAUST FAN / RECIRCULATING FAN / INSTANT HOT WATER / COMPACTOR / REFRIGERATOR / MICROWAVE / COUNTERTOP(S) / CABINETS / FLOOR SURFACE.

## MAINTENANCE ITEMS &amp; RECOMMENDED IMPROVEMENTS

☒ ELECTRICAL RECEPTACLE IN CLOSE PROXIMITY TO SINK. INSTALL G.F.I. RECEPTACLE.  
 \_\_\_ INSTALL AIR GAP OR HIGH DRAIN LOOP ON DISHWASHER.

## OTHER CONSIDERATIONS

COMPONENTS	CONDITION	SATISFACTORY	FAIR	MARGINAL	POOR	- SEE DEFINITIONS
14.1 WOOD DESTROYING INSECTS						___ NO VISIBLE EVIDENCE OF TERMITE OR OTHER WOOD BORING INSECT ACTIVITY NOTED. ___ EVIDENCE OF PRIOR INFESTATION. ___ EVIDENCE OF TREATMENT.
14.2 WASHING MACHINE DRYER	S <u>F</u> M P N/A S <u>F</u> M P N/A					TYPE: GAS / <u>ELECTRIC</u> ___ BUDGET FOR REPAIR / REPLACEMENT AS NECESSARY; WASHING MACHINE / DRYER. ___ CLEAN / INSTALL DRYER VENT. ___ APPARENT ASBESTOS-CONTAINING INSULATION/MATERIAL NOTED ON HEATING PIPES/DUCTWORK / ON HEATING PLANT / ON CEILING ABOVE HEATING PLANT FLUE PIPE / ON WATER LINES / POTENTIAL HEALTH HAZARD. VERY EXPENSIVE TO REMOVE OR ENCAPSULATE. ___ DAMAGED/LOOSE INSULATION - RECOMMEND EVALUATION/REMOVAL/ ENCAPSULATION AS NECESSARY. ___ NO APPARENT ASBESTOS OBSERVED.
14.3 ASBESTOS						___ REVIEW HOUSE / BUILDING SECURITY REGARDING SPOTLIGHTS AND DOOR & WINDOW LOCKS. INSTALL NEW MAIN ENTRY KEY LOCKS FOR PERSONAL SAFETY & SECURITY REASONS.
14.4 RECOMMENDATIONS						<input checked="" type="checkbox"/> OBTAIN INSPECTION AND CERTIFICATE OF GUARANTEE BY LICENSED PEST CONTROL COMPANY PRIOR TO SETTLEMENT. ___ OBTAIN WASTE DISPOSAL SYSTEM LOCATION. ___ OBTAIN WASTE DISPOSAL SYSTEM INSPECTION. ___ OBTAIN WATER WELL LOCATION. ___ OBTAIN WATER POTABILITY TEST & GALLON PER MINUTE CAPACITY YIELD TEST OF THE WATER WELL. ___ CONSULT A WATER CONDITIONING COMPANY TO DETERMINE CONDITION, OPERATION & REQUIRED MAINTENANCE OF CURRENT EQUIPMENT. ___ CONSULT A POOL SERVICE COMPANY TO EVALUATE CONDITION OF POOL / HOT TUB & EQUIPMENT PRIOR TO SETTLEMENT. POOL LIGHTING EQUIPMENT NOT INSPECTED.

97-122-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARVIN H. SCHOTN

2 E. Fayette St.  
500 JOFFERSON Bldg.  
BALD. MD. 21202  
410-685-7898

LAURENCE P CHATE

7415 PINKWOOD COURT  
COLUMBIA MARY  
410-995-6863

Ronnie L Ohlinger

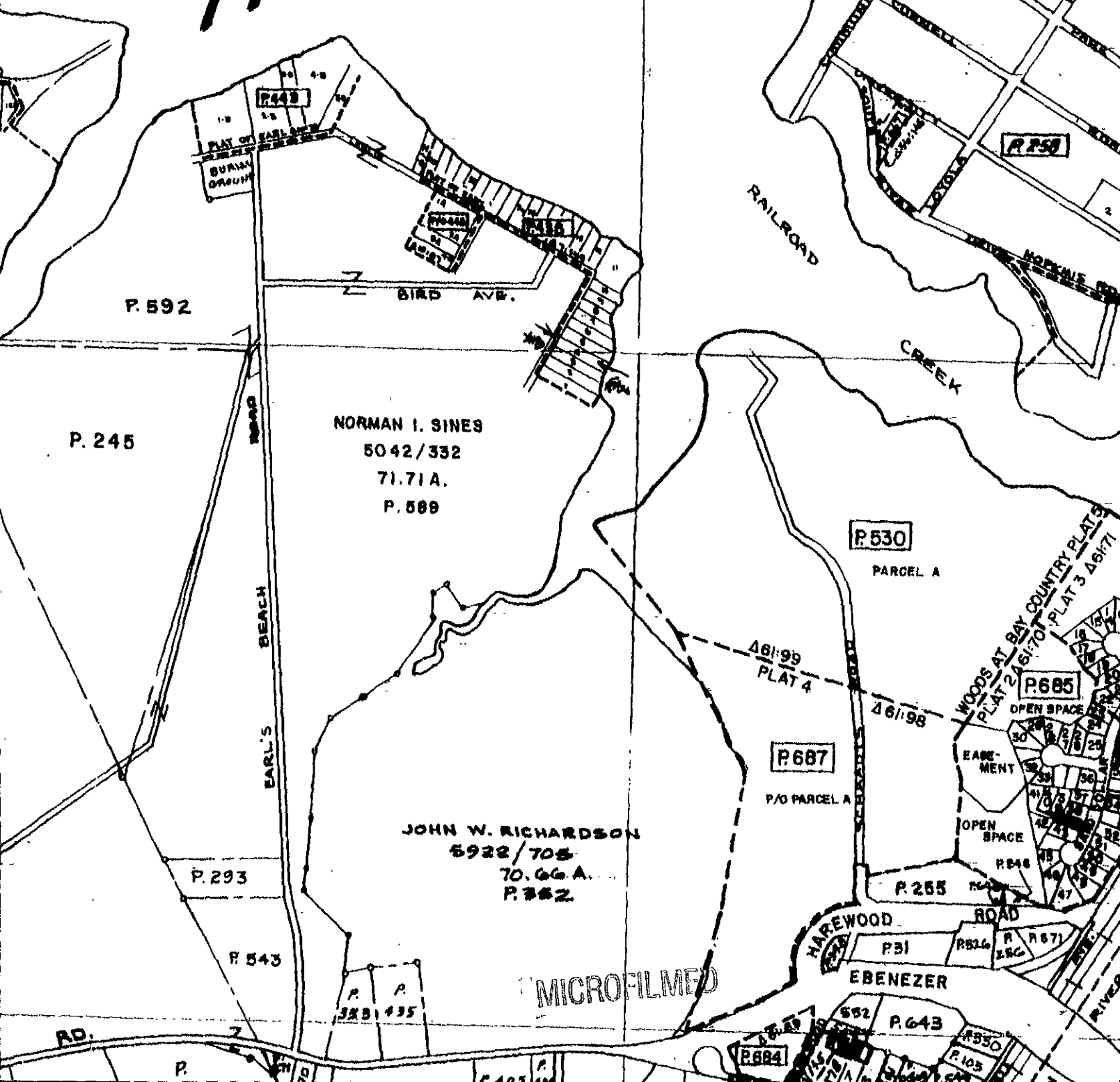
7415 Pinkwood Court  
Columbia Maryland 21046  
410-995-6863



E.D. 11  
E.D. 15

# RIVER

## 97.122-A



MAP 83	GRID	PANEL
-----------	------	-------

A-221-70

COPYRIGHT - MAP DIVISION - 1967,  
MD. DEPT. OF ASSESS. & TAX.

120

( SHEET N.E.

Map # 83

E 69,000

E 67,500

R.C. 2

LESLIE

RD

R.C. 50

97-122-A

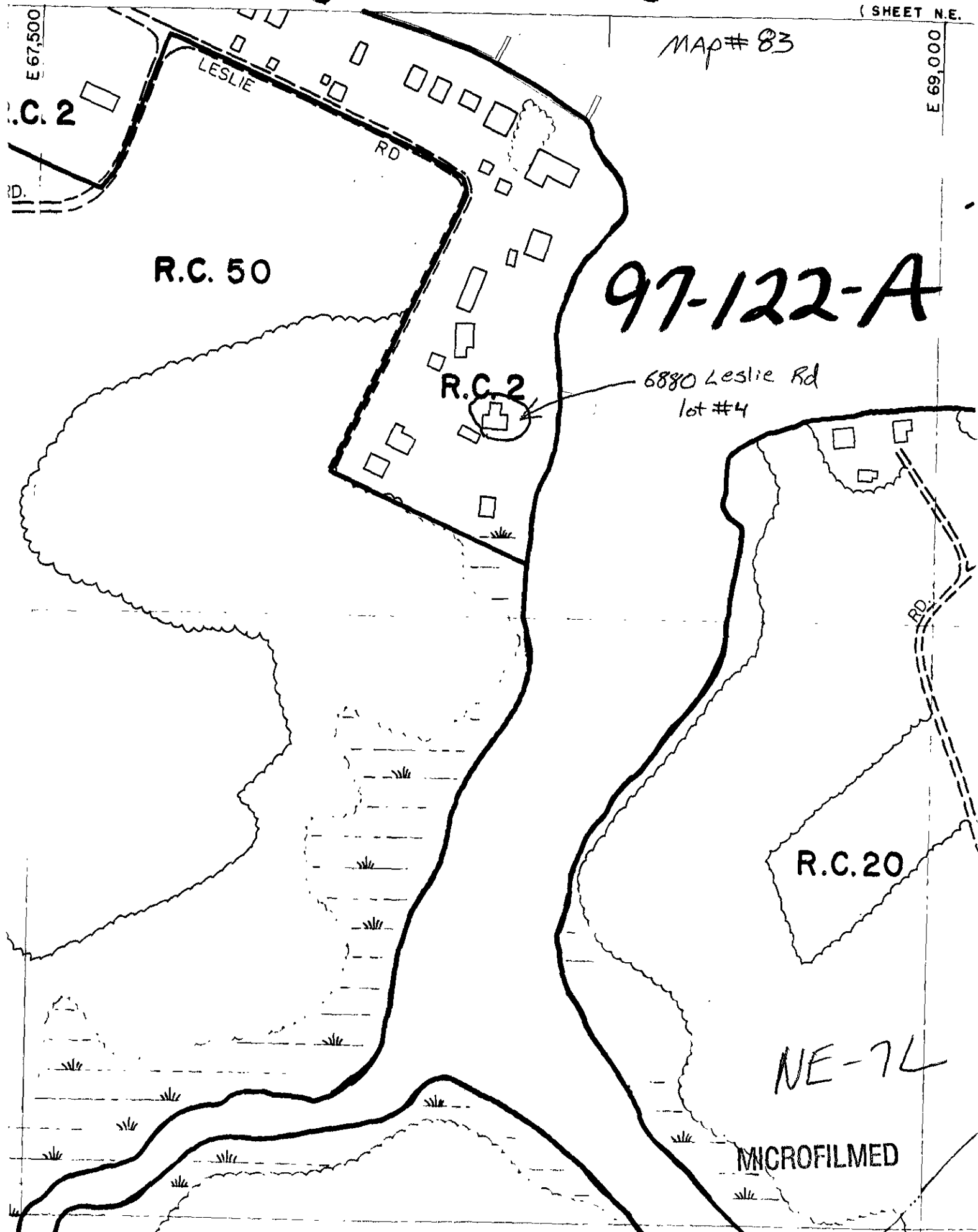
R.C. 2

6880 Leslie Rd  
lot #4

R.C. 20

NE-74

MICROFILMED



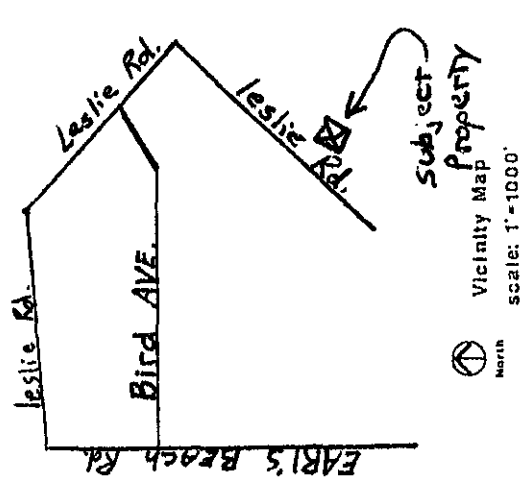
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 6880 Leslie Rd

Subdivision name: Harwood Park "Chase"  
 plat book # 7, folio # 144, lot # 4, section # 1

OWNER: Lawrence Choate, Joanne Choate



## LOCATION INFORMATION

Election District: 15<sup>th</sup>  
 Councilmanic District: 5<sup>th</sup>  
 1"=200' scale map: N.E. 7L  
 Zoning: R A10  
 Lot size: .29 acreage 12,530 square feet

public private

SEWER: ☐ public ☒ private

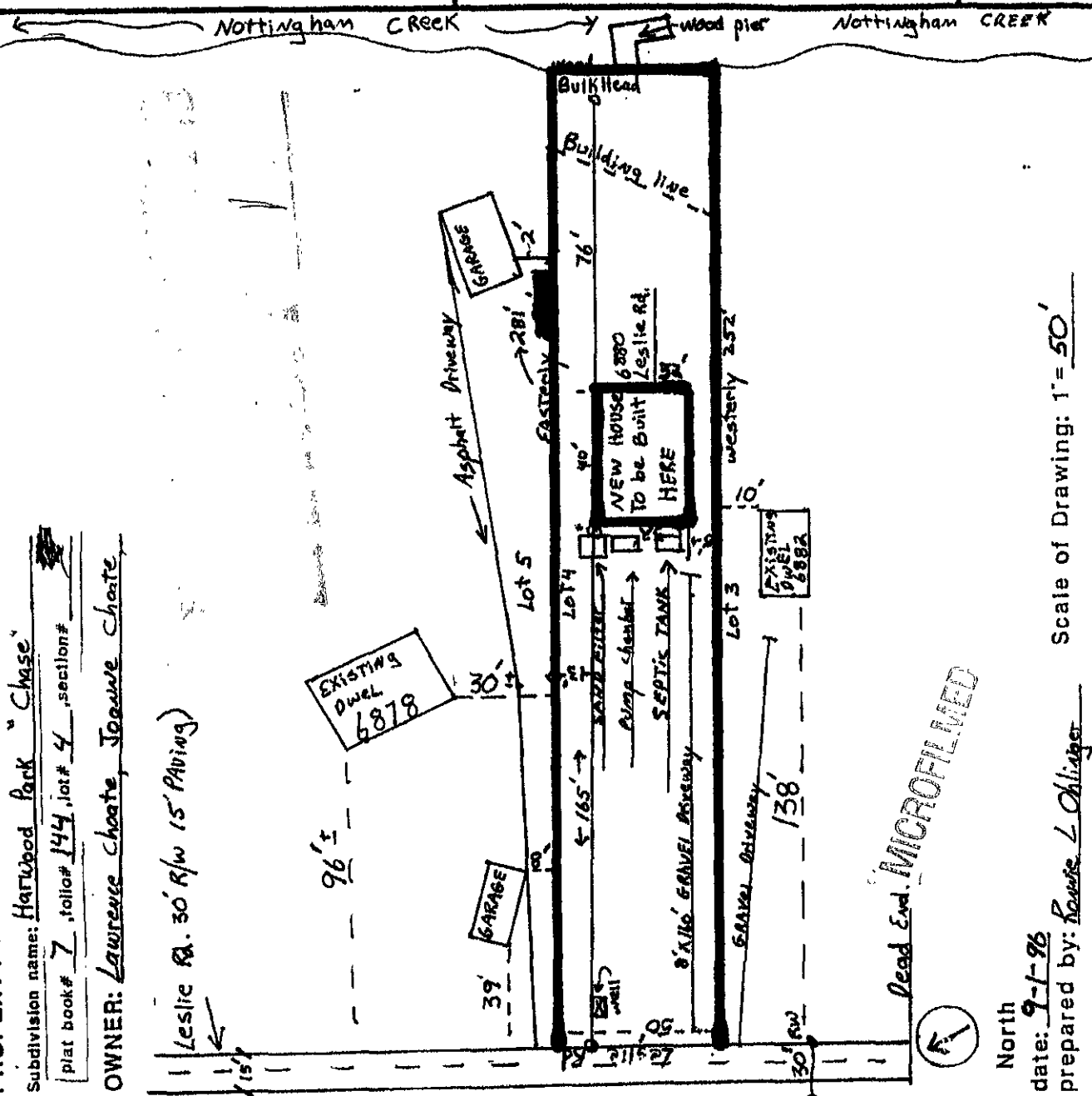
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☒ YES ☐ NO

Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: JM ITEM #: 120 CASE#:



North

date: 9-1-96

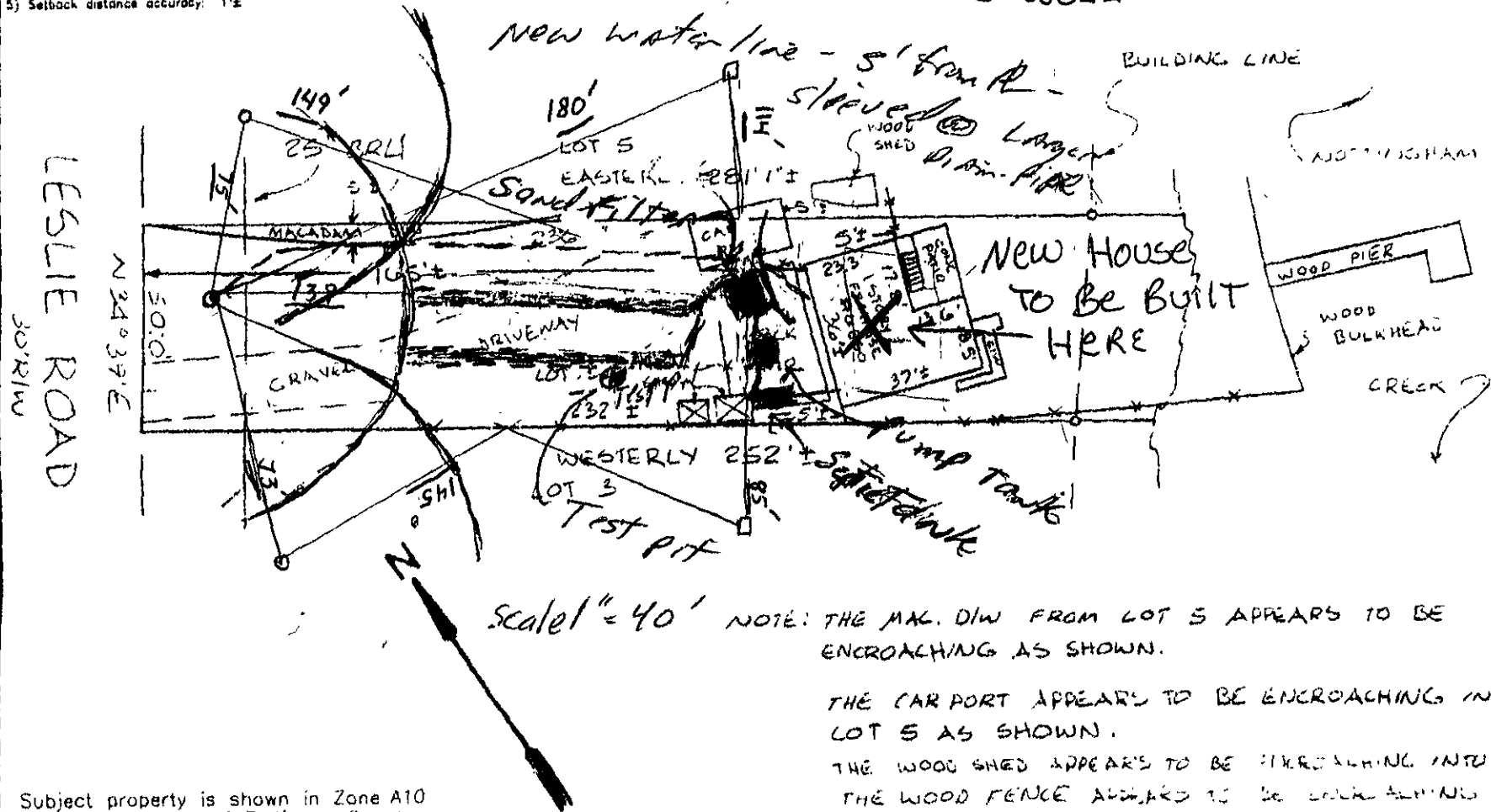
prepared by: Ronnie L. Chlenger

Scale of Drawing: 1"=50'

NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1/2"

□ SEPTIC  
○ WELL



Subject property is shown in Zone A10 on the FIRM Map of Baltimore County Maryland on Community Panel 240010 D435B Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as LOT 4 AS SHOWN ON THE PLAT OF "EARL" and recorded among the land records of Baltimore County, Maryland in Plat 7, folio 144 for the purpose of locating the improvements thereon

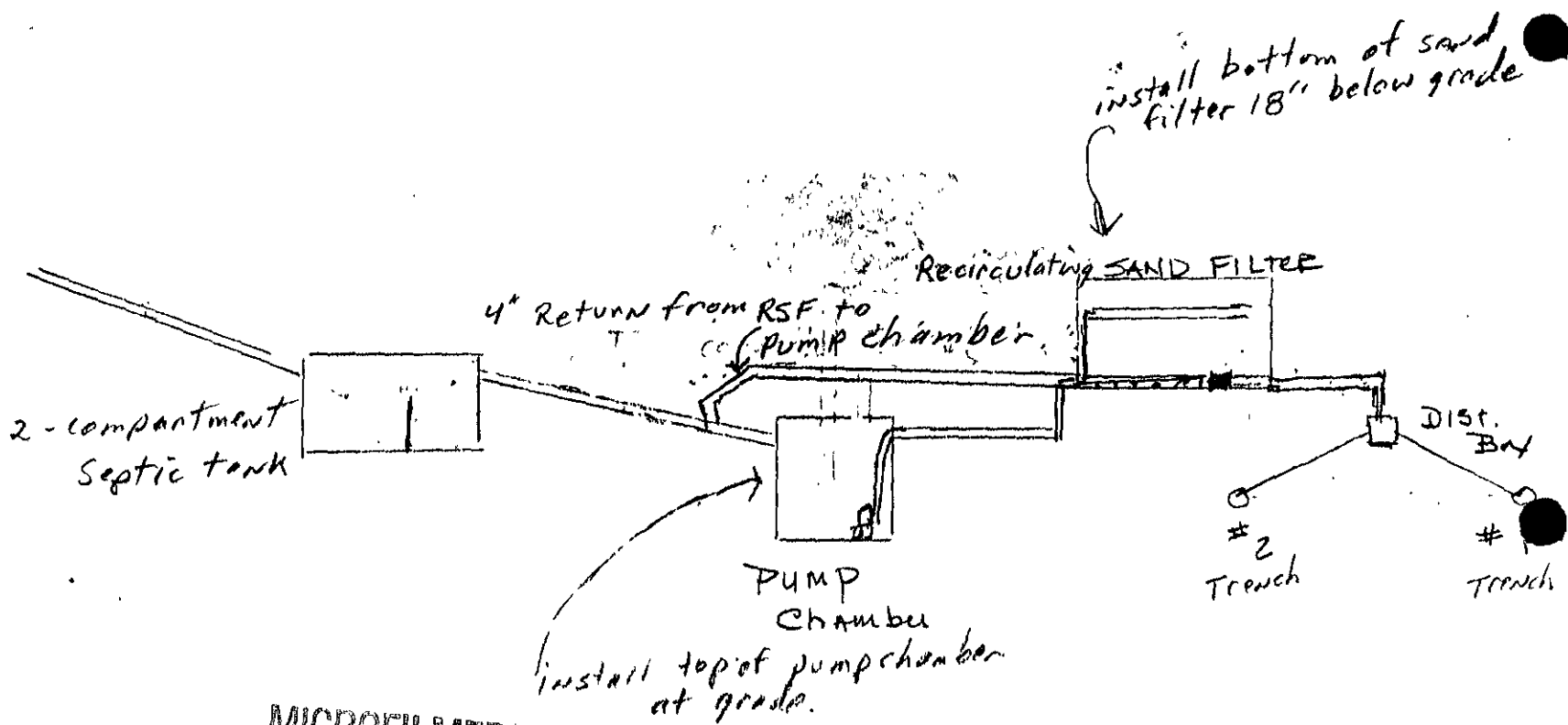


LOCATION DRAWING  
6880 LESLIE ROAD  
BALTIMORE COUNTY, MARYLAND  
15TH ELECTION DISTRICT

NTT Associates, Inc.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph. (410)442-2031  
Fax No. (410)442-1315

Scale 1" = 40'  
Date 7-19-95  
Field By: J.D.C.  
Drawn By: J.D.C.  
Drawing # 1915WM

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



MICROFILMED

6880 Leslie Road

Baltimore County, Md. Plat 15

SCALE

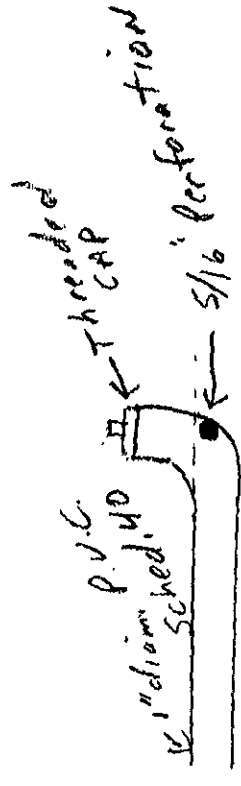
97-122-A



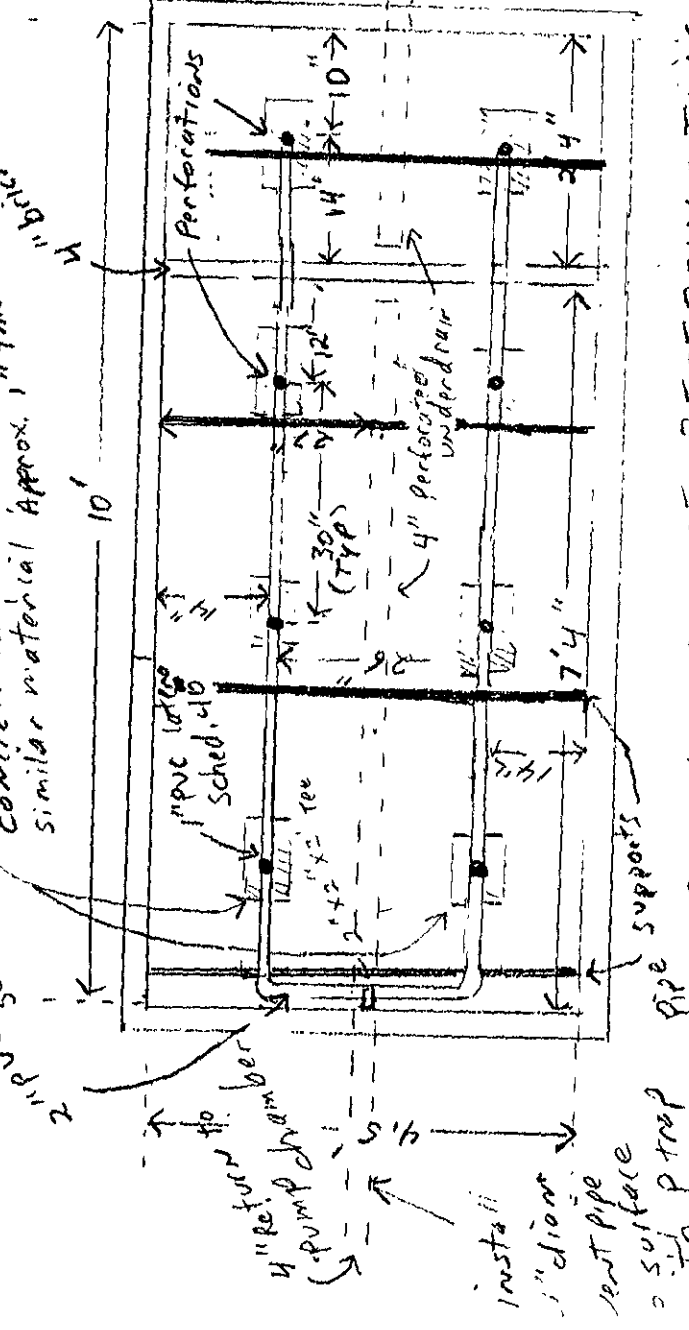


Dist - 15

Baltimore Co., Md.



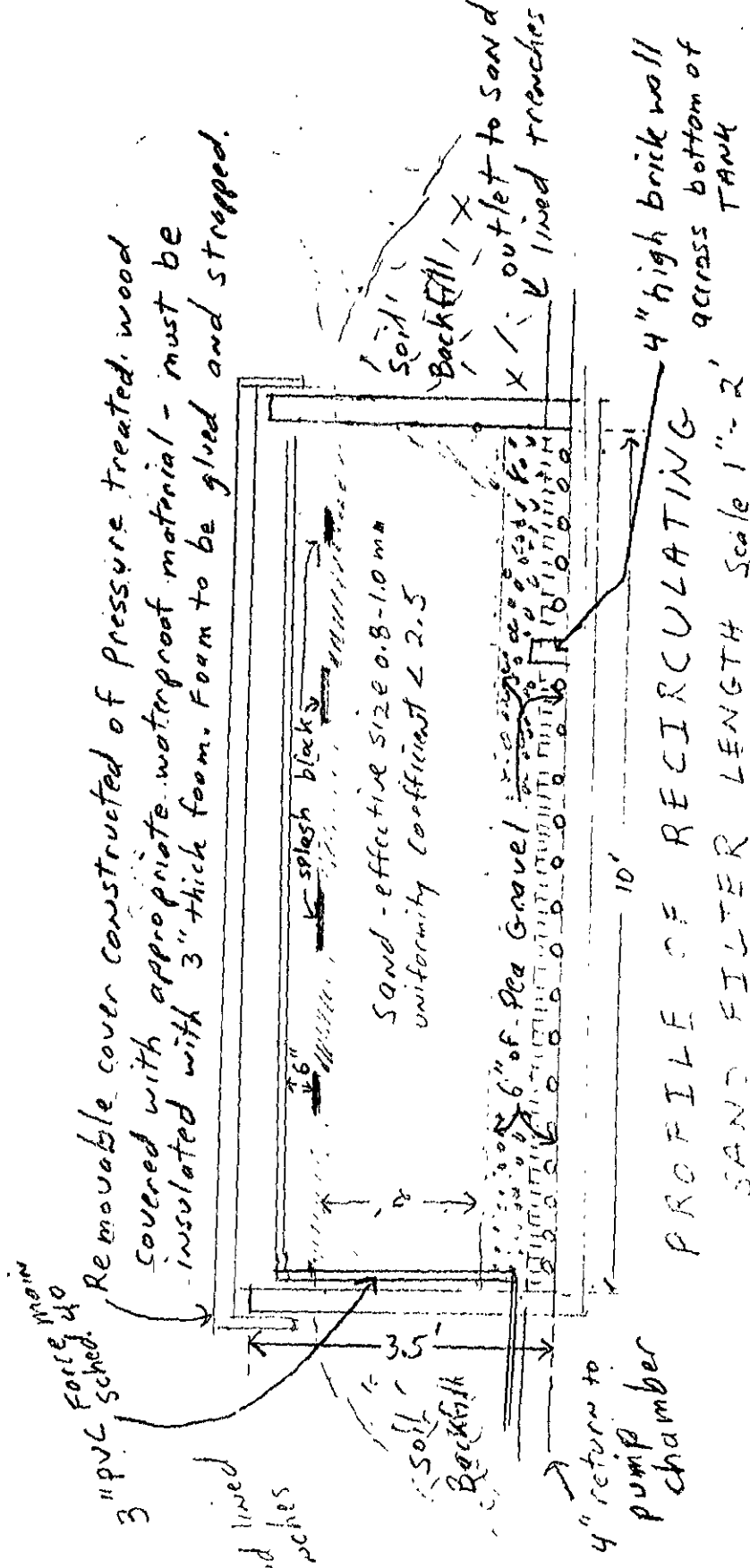
Cross section of turn up  
at lateral ends



PLAN VIEW OF RECIRCULATING  
SAND FILTER LENGTH

5/2/81

(use bottom half of 2,000 gal. mid seam concrete septic tank from mayer Bros, Inc.)



(use bottom half of 2000 gal. mid-season concrete 5000 tank from mayor's Iac. Elkridge, Md.)

97-122-A

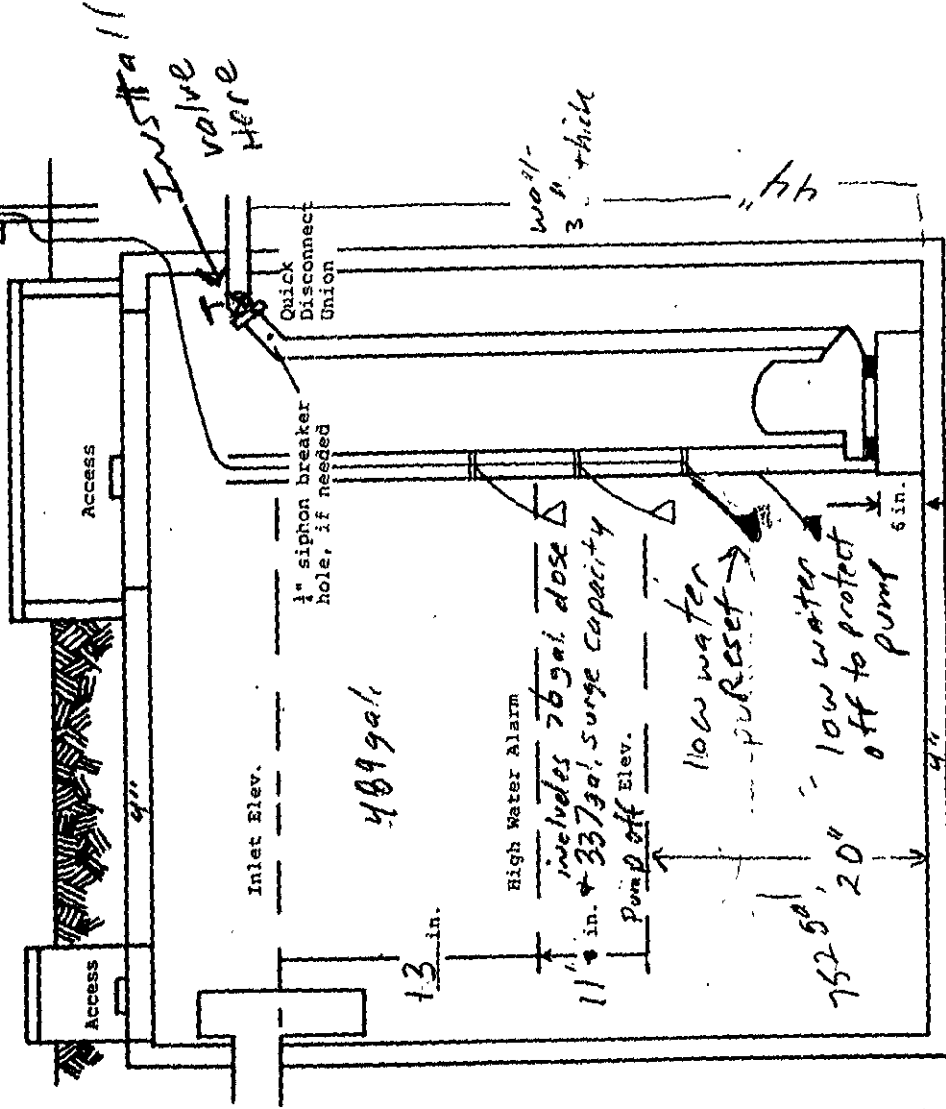
6880 Leslie Rd DIST. 15

Baltimore County, Md.

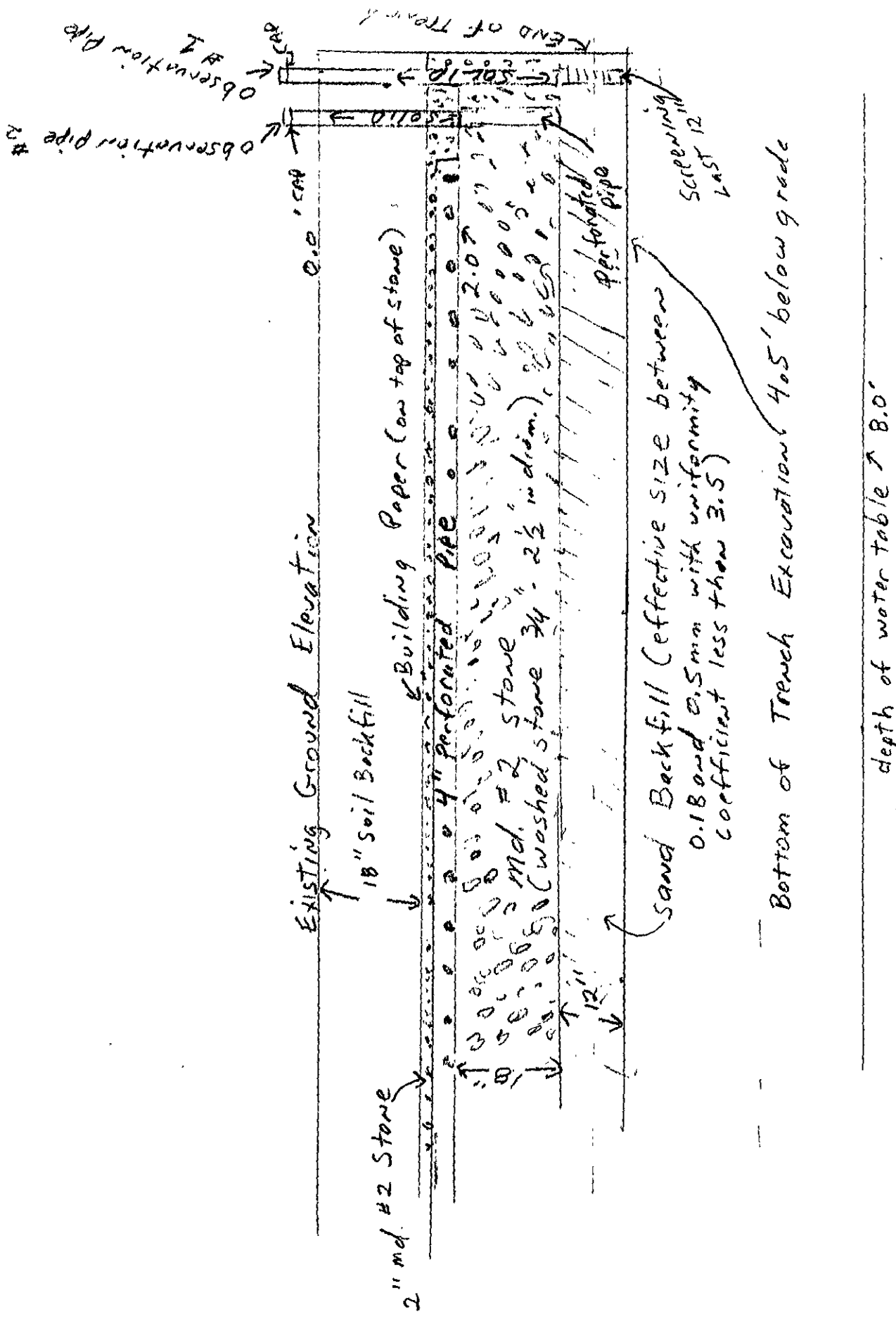
PUMP CHAMBER DETAIL

1,500 gal. TOP Seam tank  
From Mayer Bros., Inc.

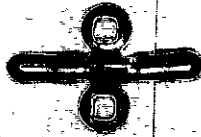
Control Box with Alarm  
(May be located inside  
the dwelling)



Tank exterior measurements are  $(12.75') \times (4.75') = 60.56'$   
 $159" \times 63"$  interior measurements  $153" \times 57" =$



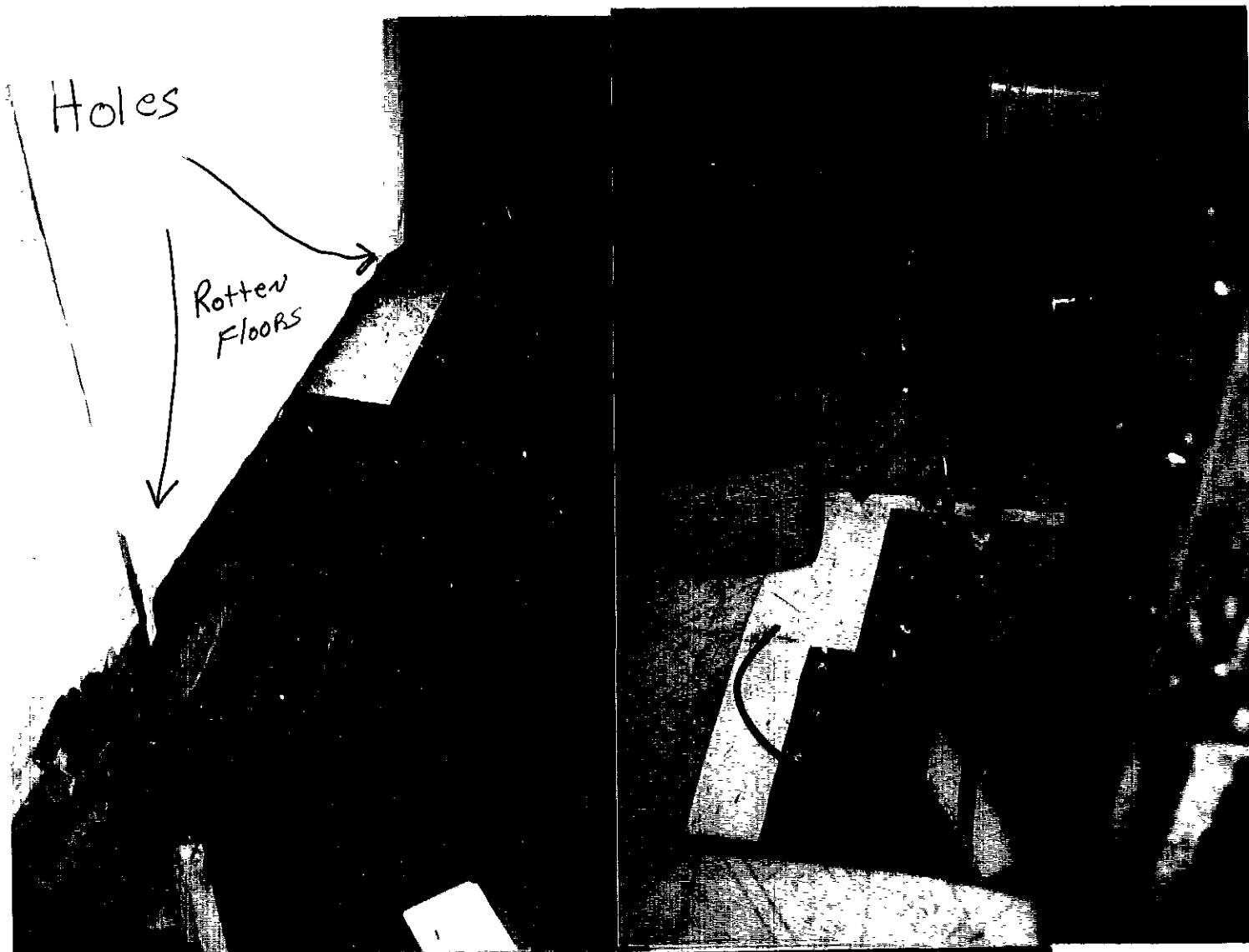
PROFILE OF SAND LINED TRENCHES  
Scale 1"=2'

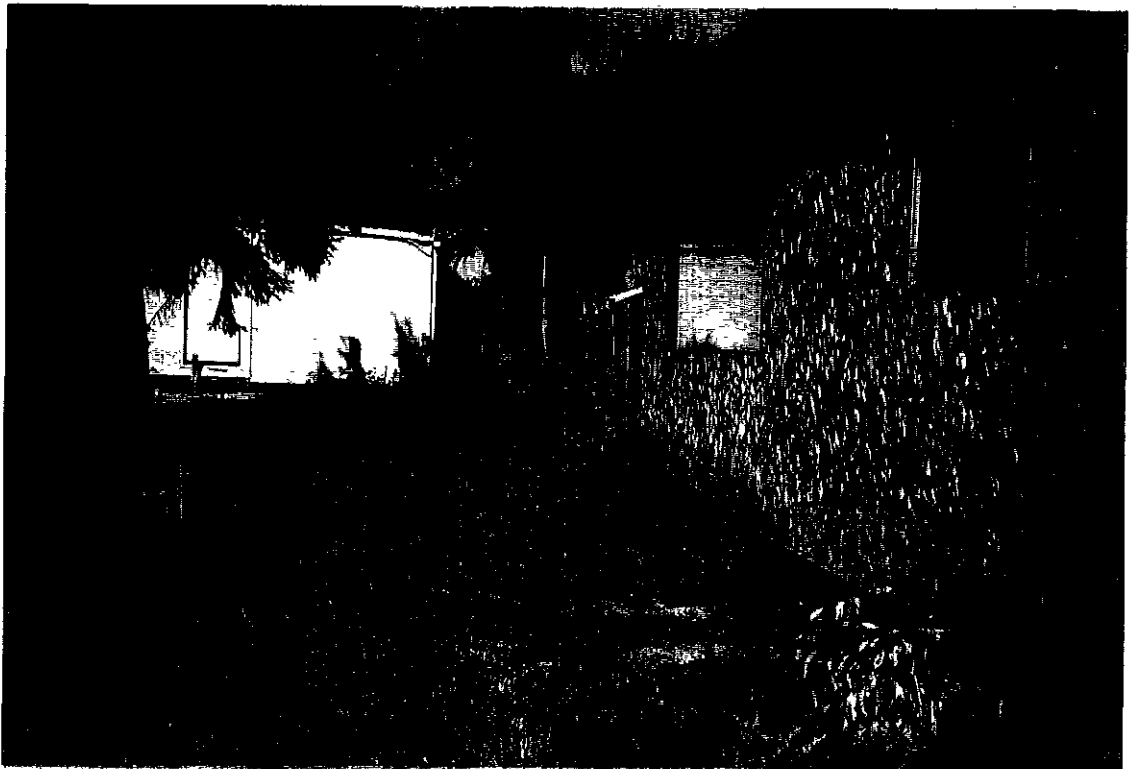


photograph -

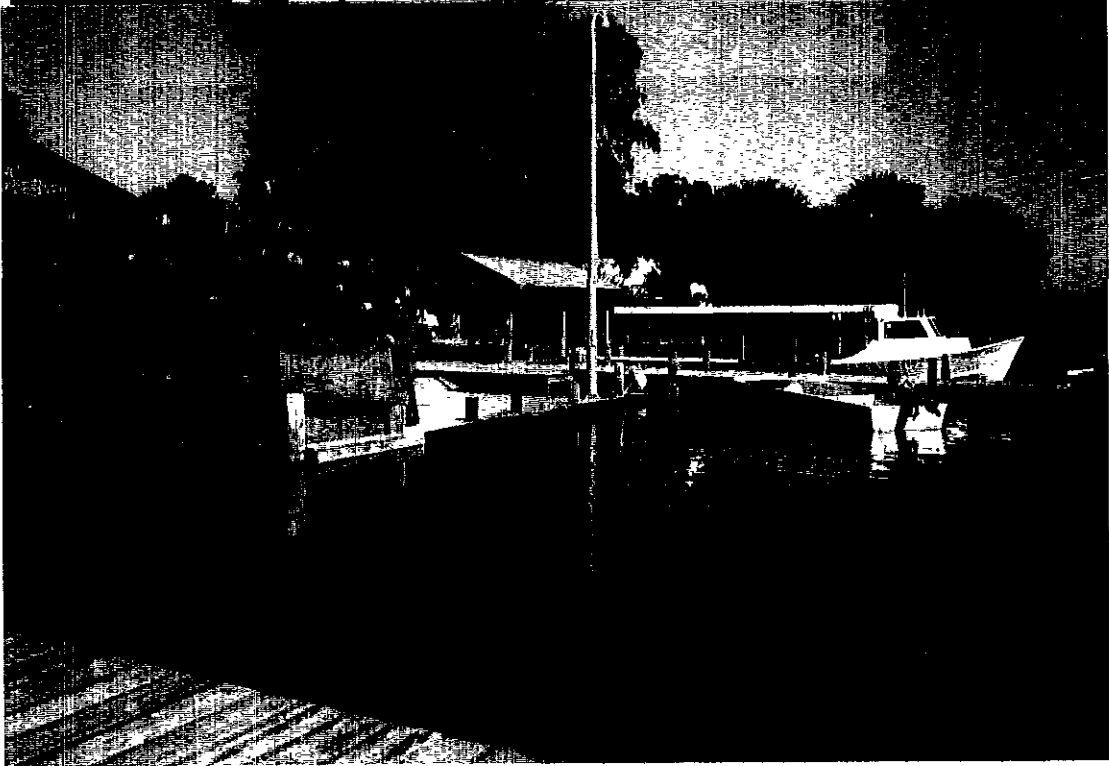
Case 97-122-A

**MICROFILMED**







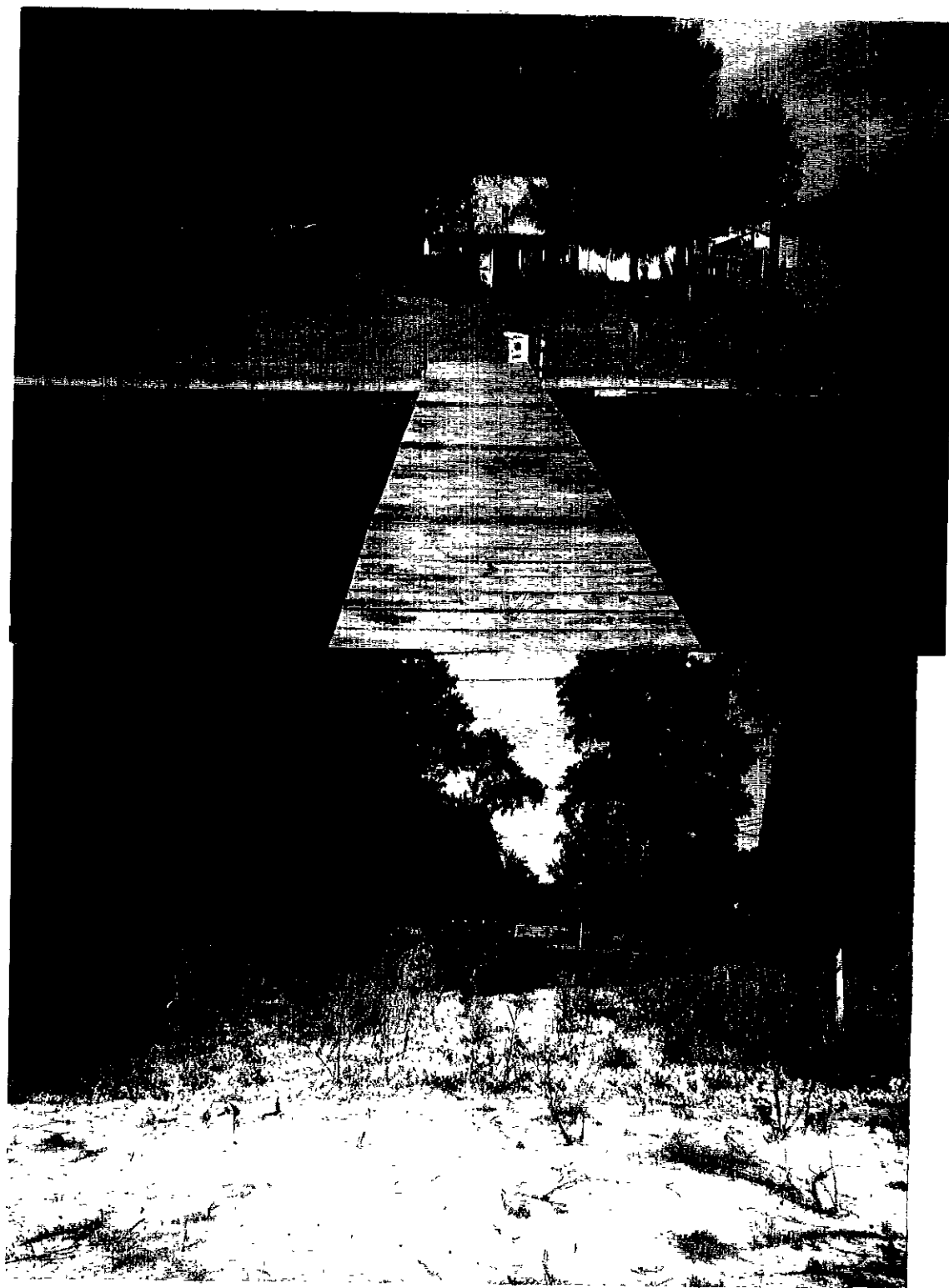




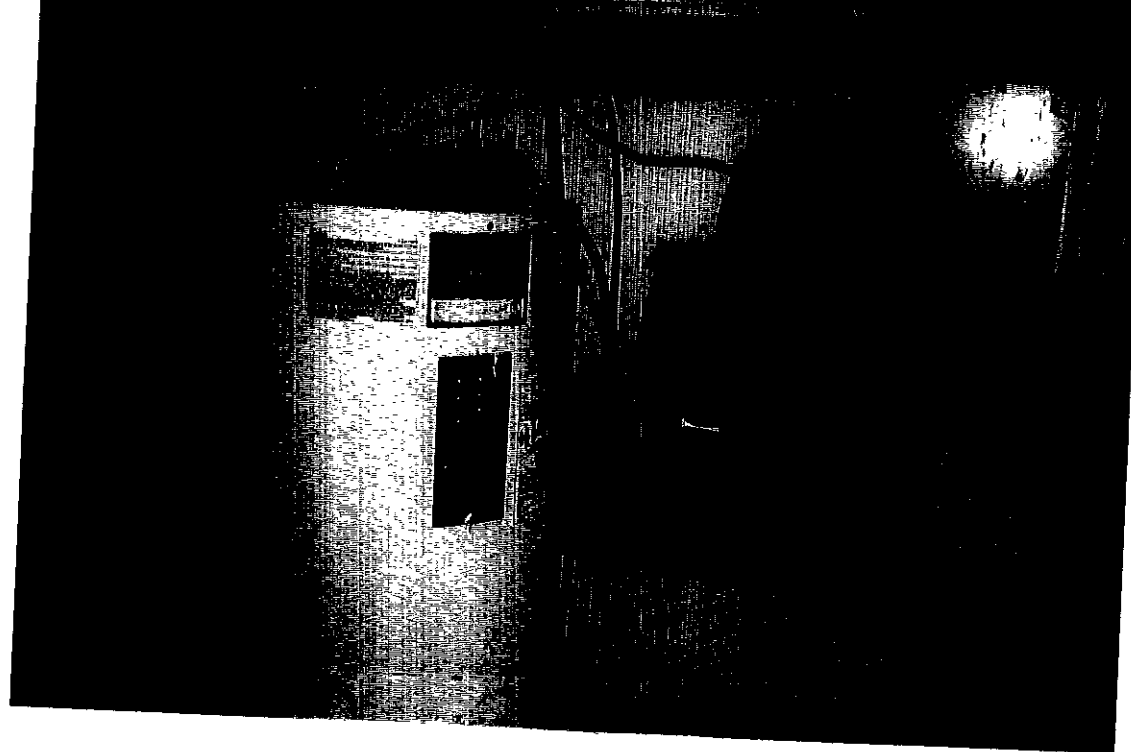






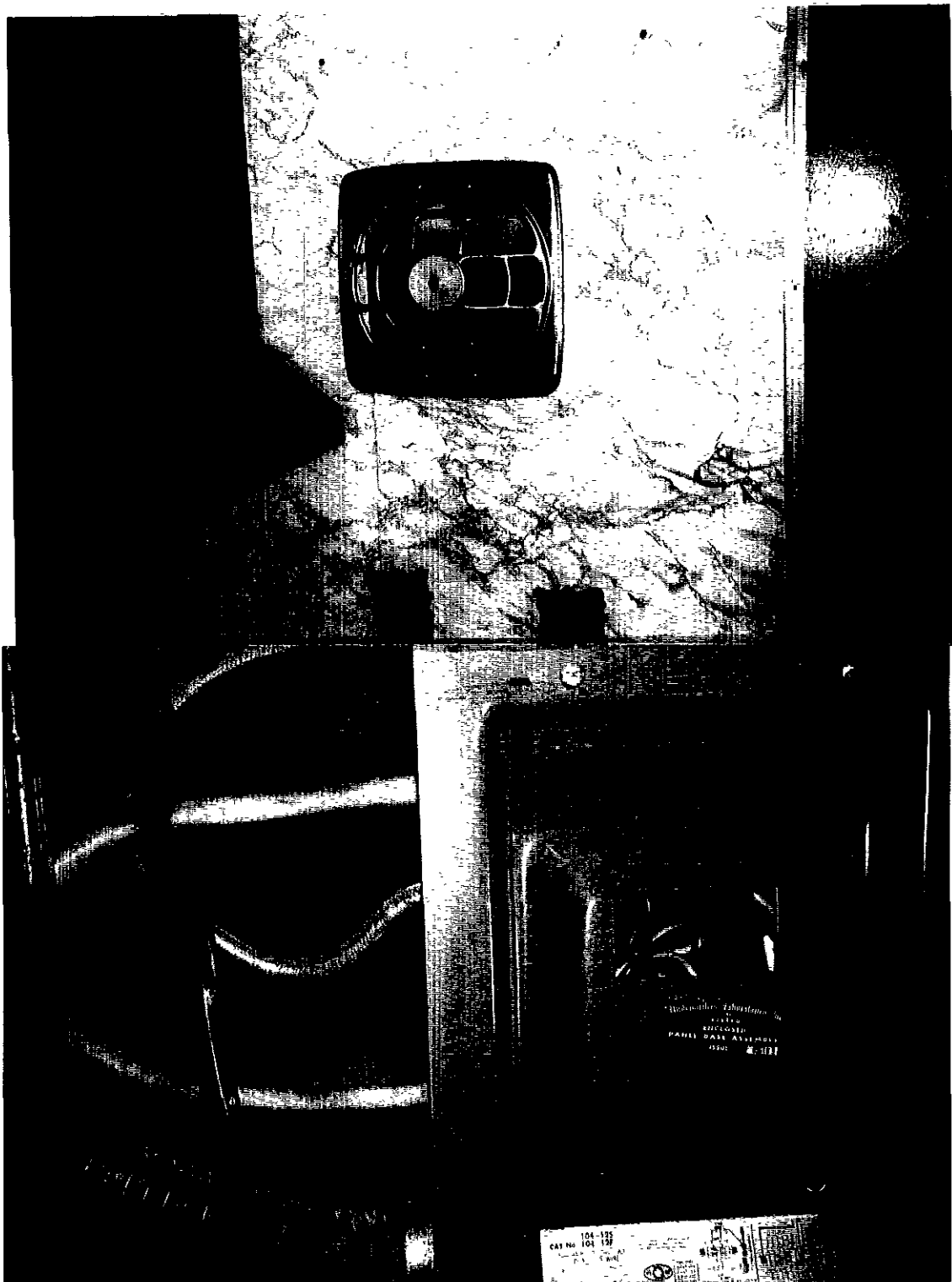




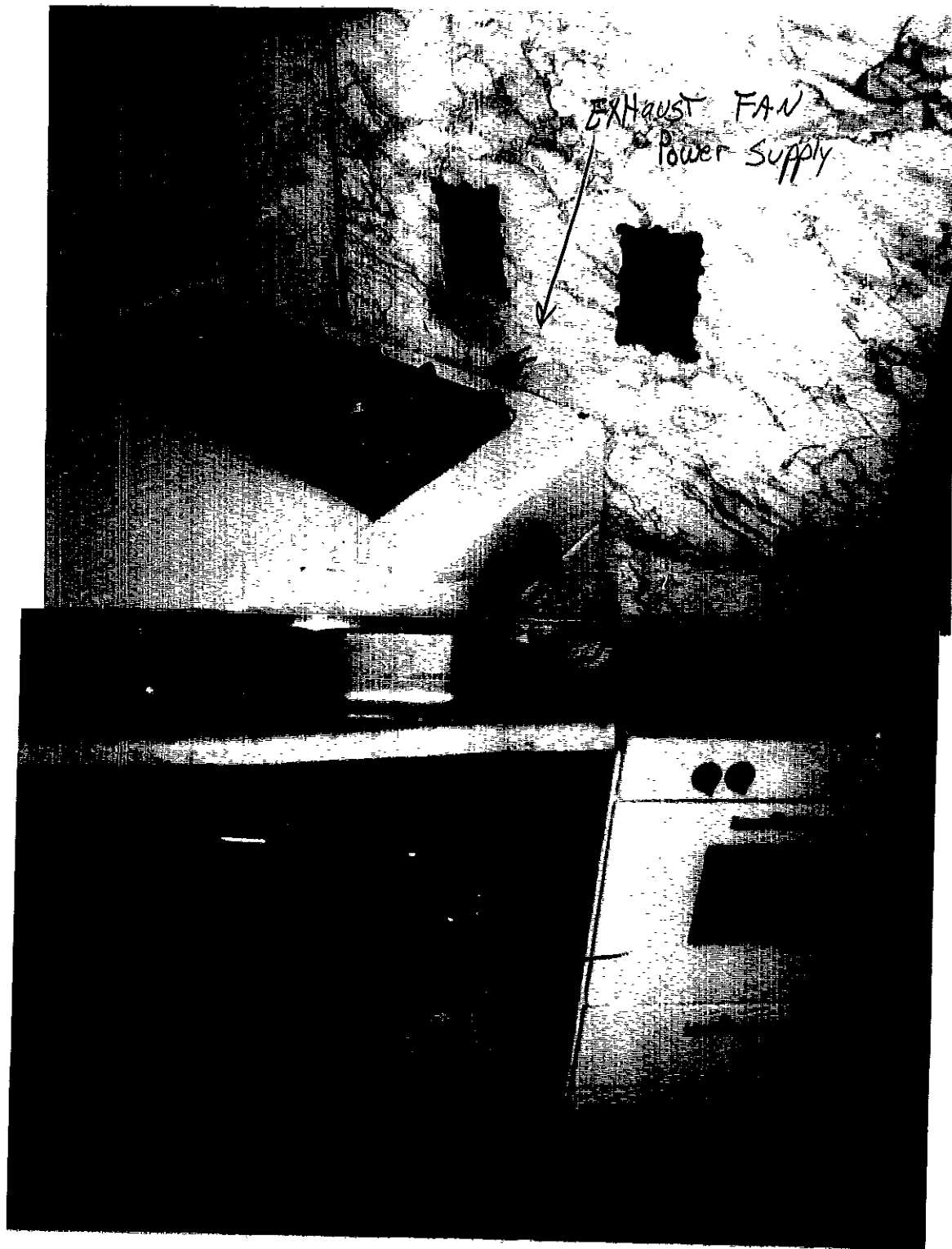




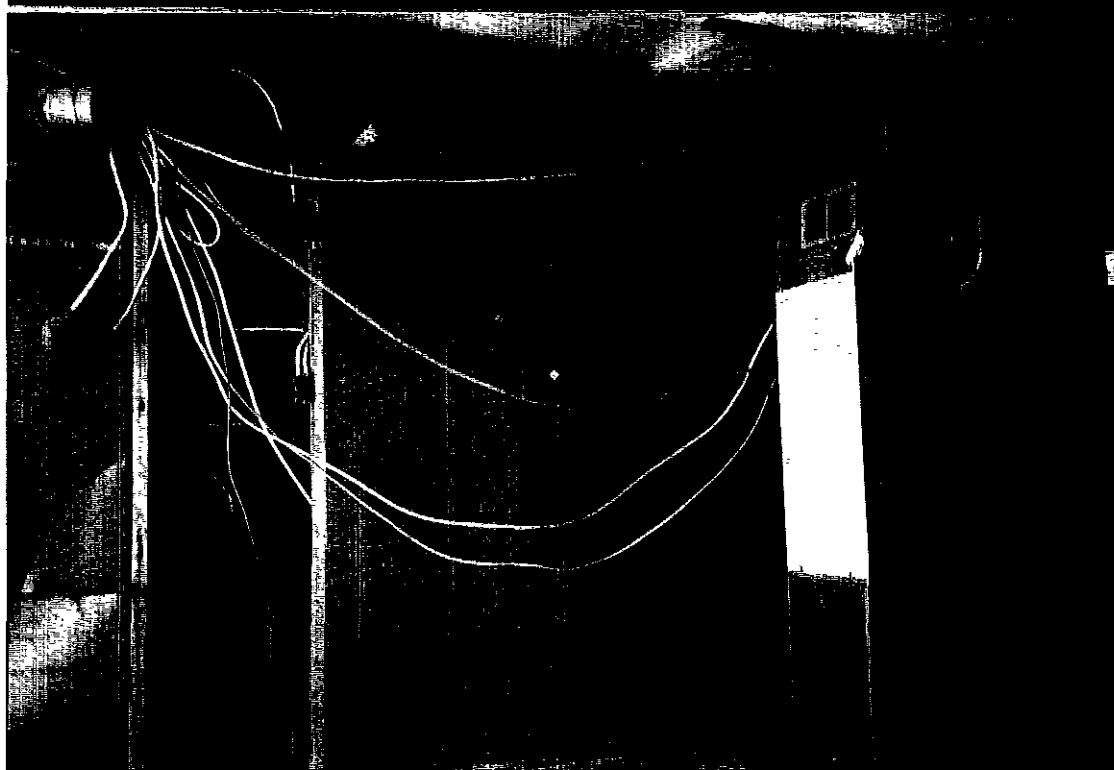


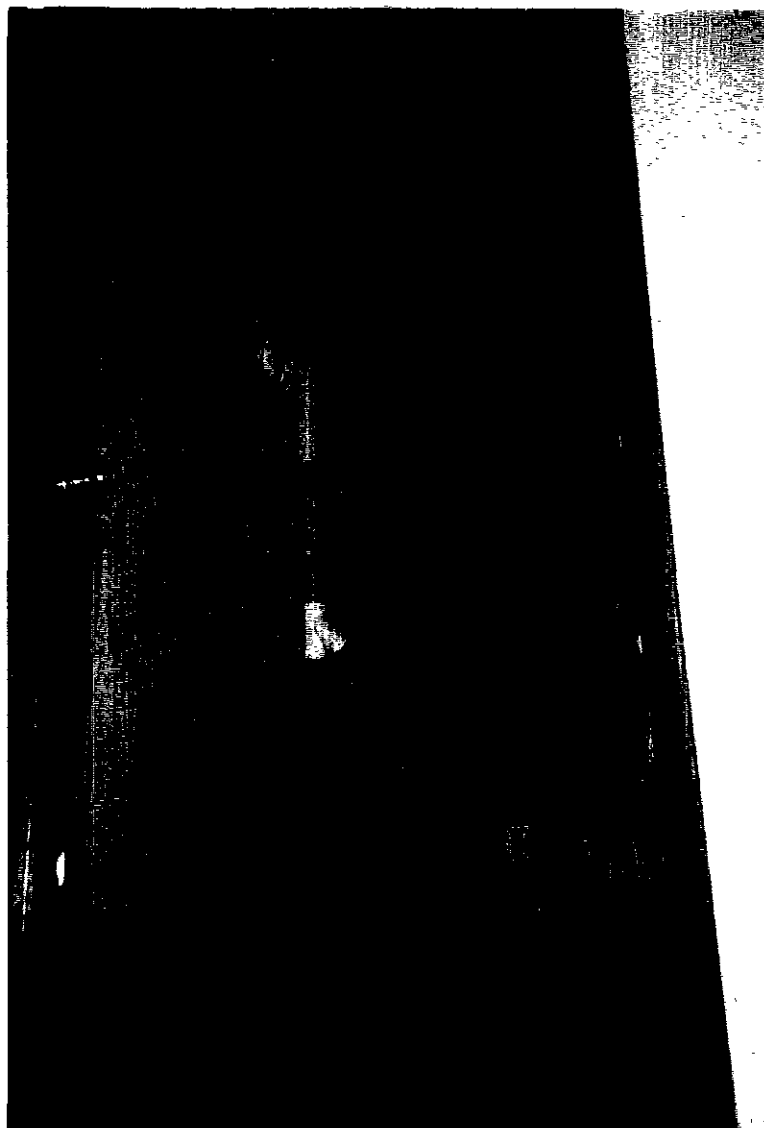




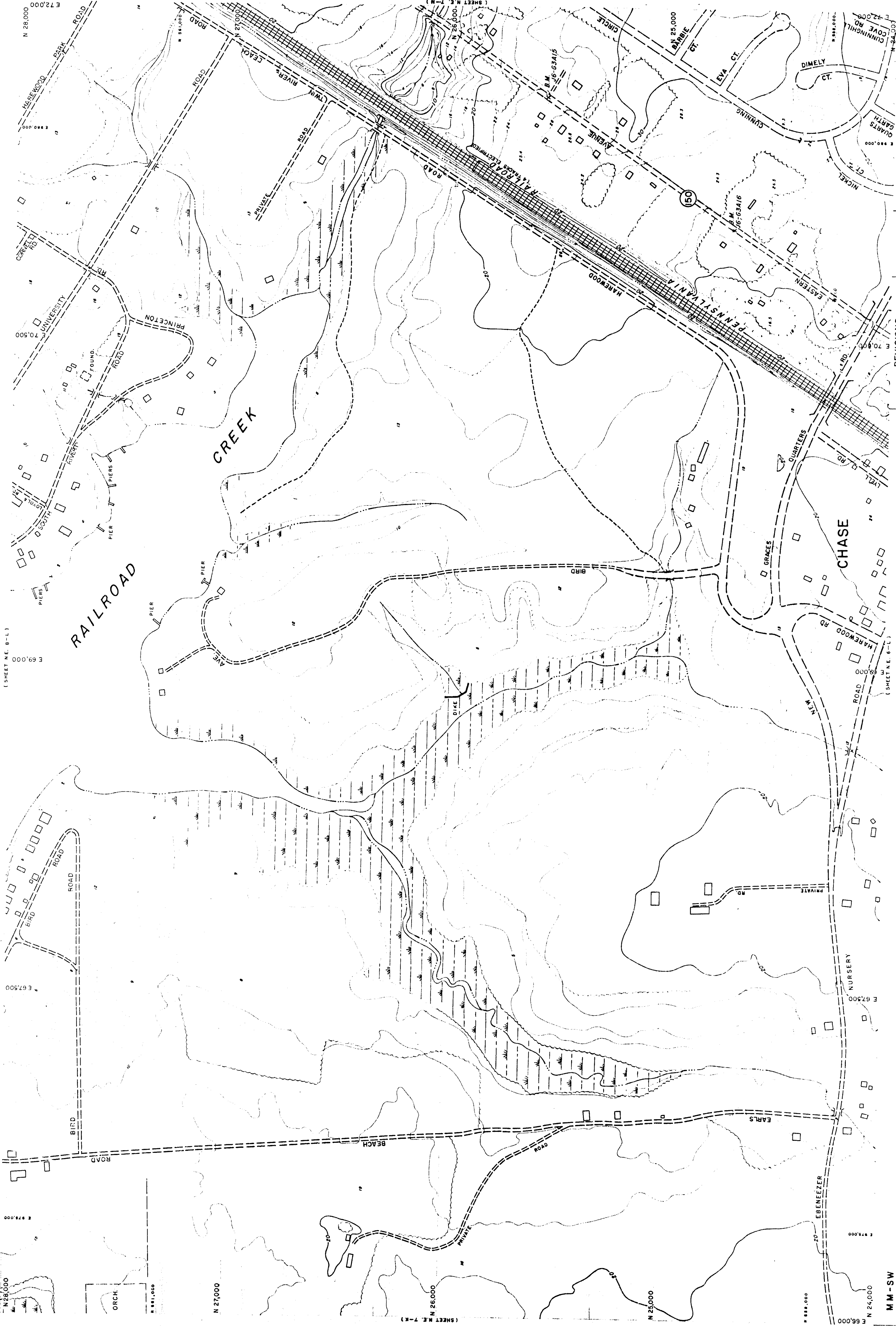












PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

MM-SW

REVISIONS

BY	DATE

SCALE 1" = 200'

DATE OF PHOTOGRAPHY APRIL 1953

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION PHILADELPHIA, PA.

LOCATION  
HAREWOOD PARK CHASE

SHEET  
N.E.  
7-L

MICROFILMED

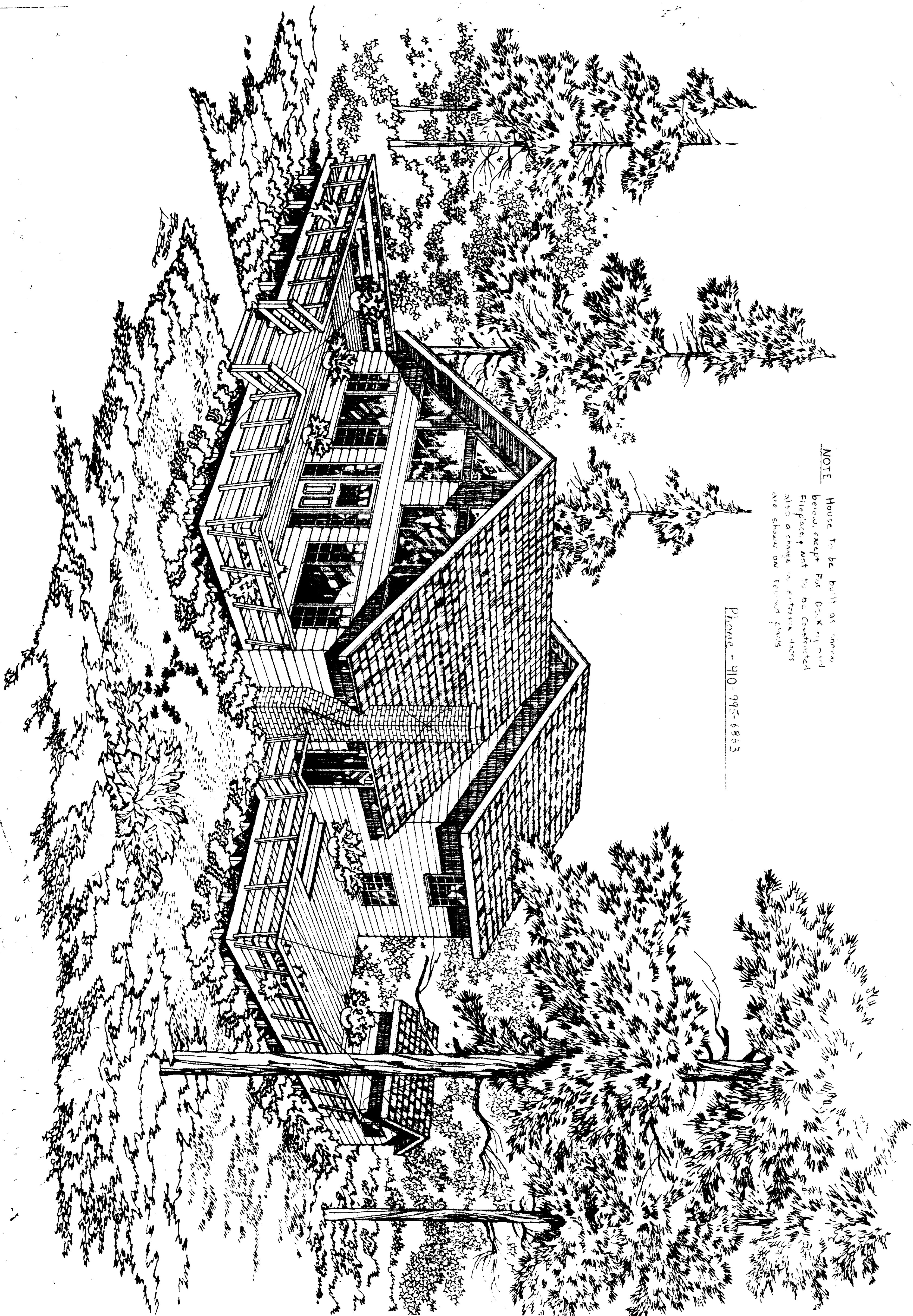




BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HAREWOOD PARK CHASE	NE 7-L
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	





**NOTE** House to be built as shown  
before, except for Deck and  
Fireplace not to be constructed  
also a change in exterior finish  
are shown on floor plan.

Phone - 410-995-6863

MICROFILMED

THE L.F. GARLINGHOUSE  
COMPANY, INC.  
MIDDLETOWN, CT  
TORONTO, ONT.



These drawings have been prepared to meet the professional standards and practices. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and insure that these plans meet all current governmental requirements in your area. Neither The L.F. Garlinghouse Co., Inc. nor the architect(s) and/or designer(s) responsible for the plans herein will assume liability for misprints, before, during, or after the application of said plans as a guideline for actual construction.

© The L.F. Garlinghouse Co., Inc.  
Printed in the United States of America

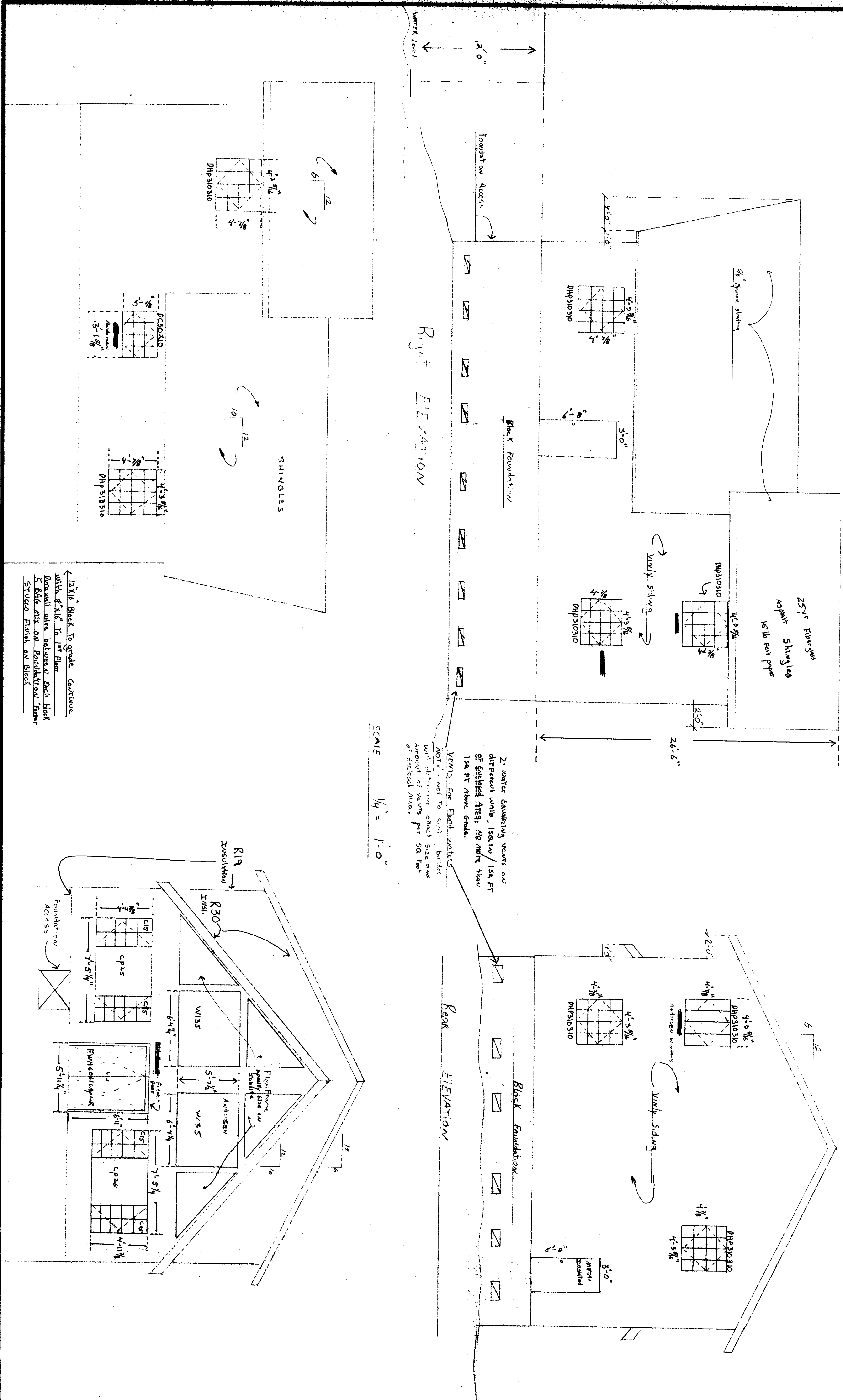
These drawings are sold for use in the construction of one dwelling only. Any further use of this design without the express permission of The L.F. Garlinghouse Co., Inc. is prohibited.

All rights reserved.

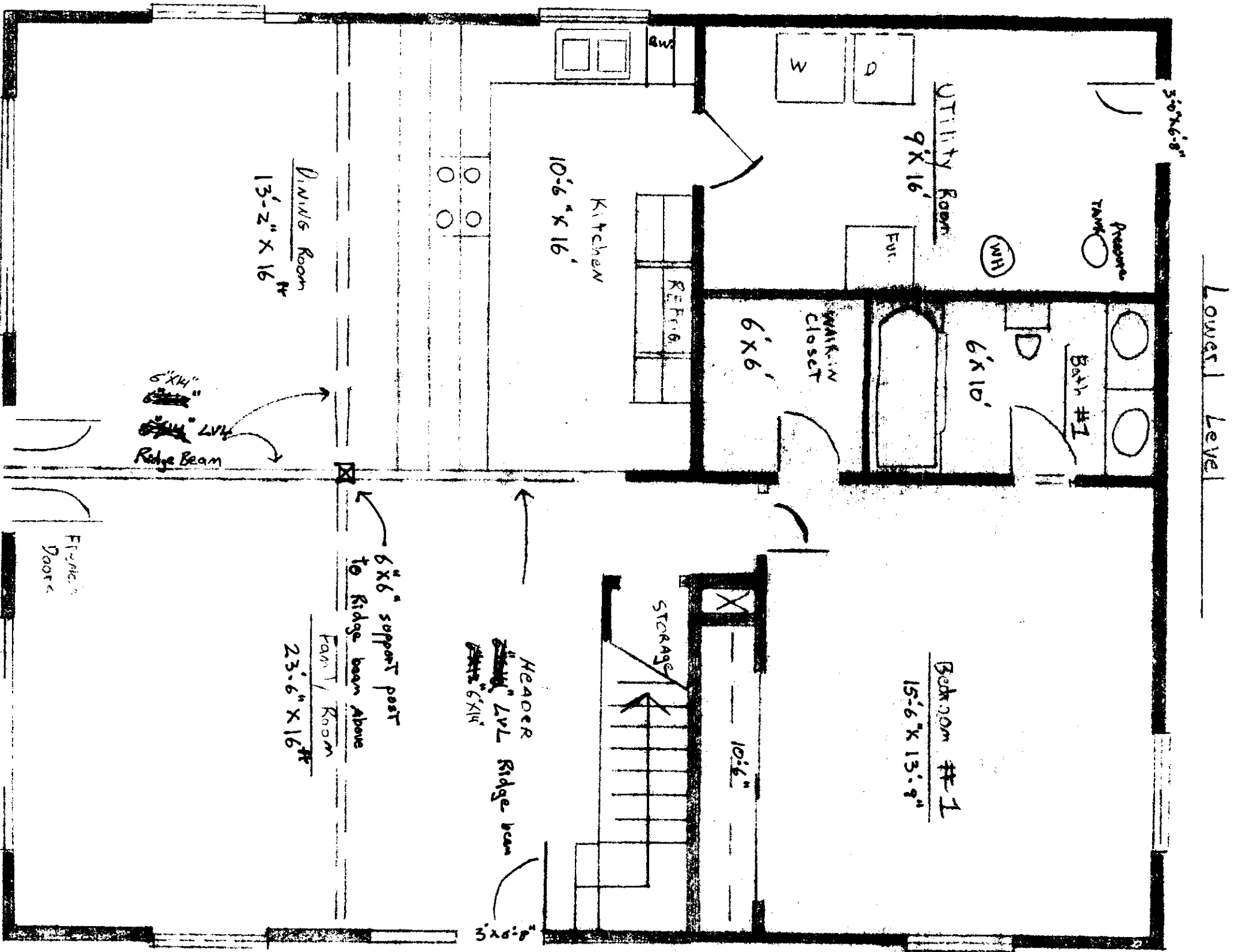
PLAN NO.  
**10515**  
SHEET 1  
OF 6



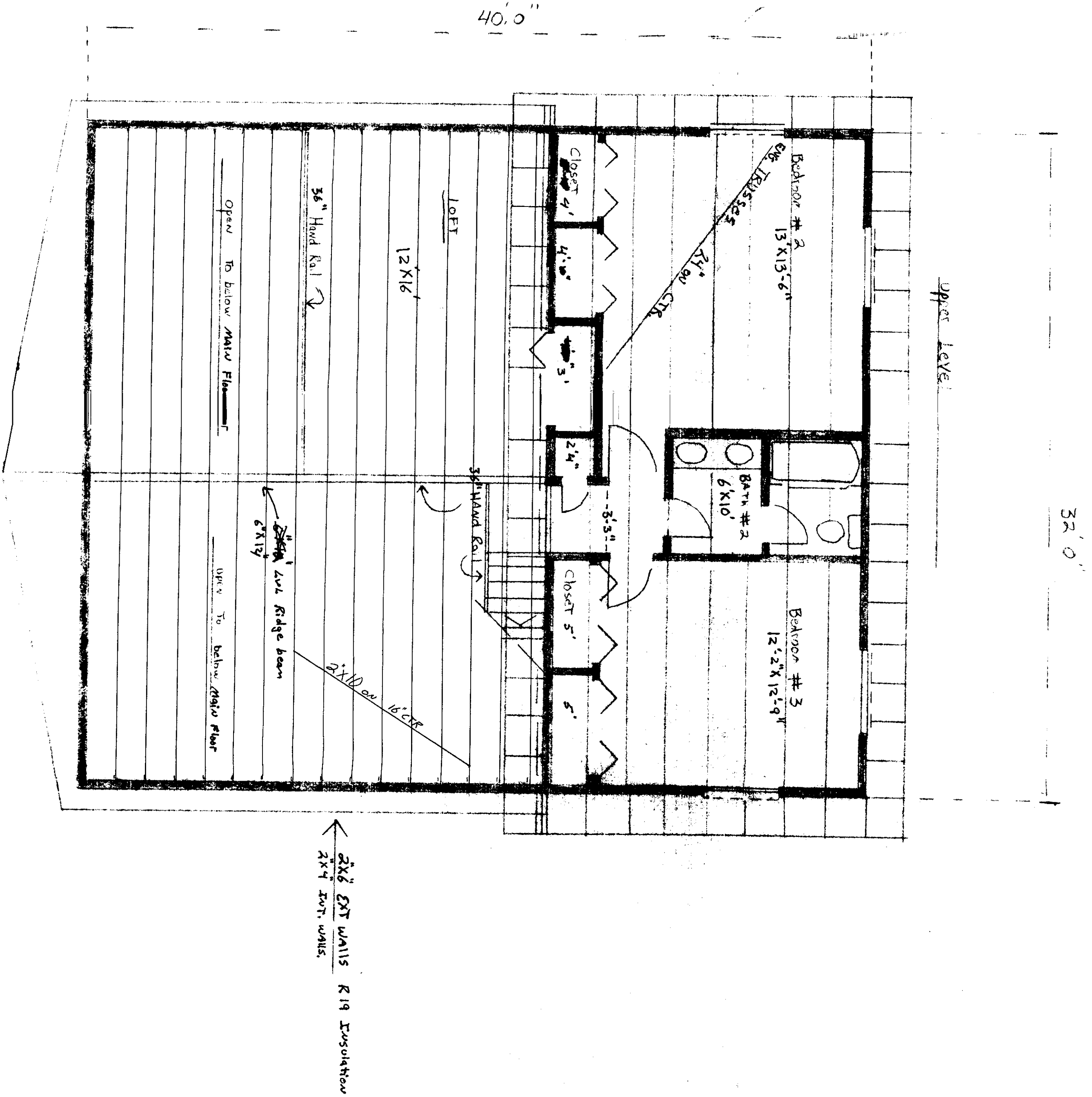
6880 Leslie Rd  
Baltimore Md 21206



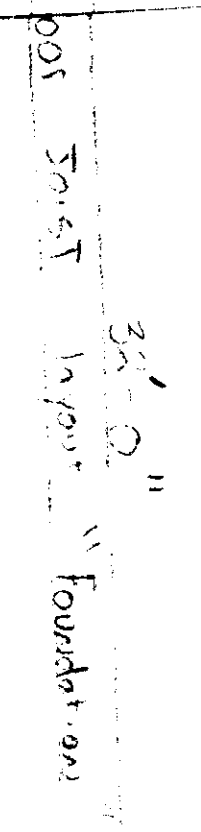




Scale 1/4" = 1'-0"



40'-0"



3/4" subfloor  
2"x6" EXTERIOR WALLS  
2"x4" INTERIOR WALLS



IN RE: PETITION FOR VARIANCE  
2/8 Leslie Avenue, 1/4 mile S of  
the c/l of Bird Avenue  
(6880 Leslie Avenue)  
15th Election District  
5th Councilmanic District  
Lawrence P. Choate, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-122-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6880 Leslie Avenue, located in the vicinity of Earl's Beach Road in Chase. The Petition was filed by the owners of the property, Lawrence P. and Joanne M. Choate. The Petitioners seek relief from Sections 1A01.3.B.2 and 3 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet for a proposed dwelling on the subject undersized lot, zoned R.C.2. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Lawrence P. Choate, property owner, Ronnie L. Ohlinger, and Marvin H. Schein, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .29 acres, zoned R.C.2 and is improved with an older dwelling which has been vacant for some time. The property is a waterfront lot, approximately 50 feet wide by 281 feet deep, located on Nottingham Creek in southeastern Baltimore County. The Petitioners are desirous of razing the existing structure and constructing a new single family dwelling on the property in accordance with Petitioner's Exhibit 1. Due to the narrow

width of the lot, and its location as a waterfront property, the requested relief is necessary in order to proceed with the proposed improvements. Testimony indicated that the proposed dwelling will be built in approximately the same location as the existing home. Furthermore, the Petitioners submitted elevation drawings of the proposed dwelling to the Office of Planning, who have approved same as being consistent with other homes in this community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony

with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of November, 1996 that the Petition for Variance seeking relief from Sections 1A01.3.B.2 and 3 and 304.1 of the

Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet for a proposed dwelling on the subject undersized lot, zoned R.C.2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted, including, but not limited to, the Department of Environmental Protection and Resource Management, the Development Plans Review Division of the Department of Permits and Development Management.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated October 8, 1996, attached hereto and made a part hereof.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date  
By

ORDER RECEIVED FOR FILING

Date  
By

ORDER RECEIVED FOR FILING

Date  
By

- 3 -

- 4 -



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4385

November 6, 1996

Marvin H. Schein, Esquire  
343 North Charles Street  
Baltimore, Maryland 21201-4361

RE: PETITION FOR VARIANCE  
2/8 Leslie Avenue, 1/4 mile S of the c/l of Bird Avenue  
(6880 Leslie Avenue)  
15th Election District - 5th Councilmanic District  
Lawrence P. Choate, et ux - Petitioners  
Case No. 97-122-A

Dear Mr. Schein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-5391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Lawrence P. Choate  
7415 Pinkwood Court, Columbia, Md. 21046

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21404

People's Counsel; DRPM

Case File



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 6880 Leslie Rd. East, Md 21220  
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3, B.2+3 and 304.1, B.C.Z.R. to permit sideyard setbacks of 5' and 13' in lieu of the required 35' on an oversized R.C.2 lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The lot is too narrow (50' wide). The zoning regulation is 55' wide in order to replace the existing house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zip

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zip

Phone No.

Signature

Address

City

State

Zip

Phone No.

Signature

Address

City

State

Zip

Phone No.

Signature

Address

City

State

Zip

Phone No.

When to submit: declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

LAWRENCE P CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

JOANNE M CHOATE

#### ZONING DESCRIPTION

Zoning description for 6880 Leslie Road.

Beginning at a point on the east side of Leslie road which is fifteen feet wide at the distance of approximately a quarter mile south of the center line of the nearest improved intersecting street, Bird Avenue which is fifteen feet wide. Being lot #4 block #1 Section #1 in the subdivision of Harewood Park "Chase" as recorded in Baltimore County Plat Book #7, Folio # 144, containing 12,550 sq. ft. Also known as 6880 Leslie Road and located in the fifteen th Election District, 5<sup>th</sup> Councilmanic District. 5<sup>th</sup>

97-122-A

120

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3, 1996.

THE JEFFERSONIAN,  
A. Henrickson  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 9-17-96 ACCOUNT 8001-6150

AMOUNT \$ 85.00

PAID TO LAURENCE CHOATE 6880 Leslie Rd.

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00

FOR P-SD-1 (014) 25.00

FOR UPR (014) 25.00





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 120 Petitioner: Mr. Lawrence Choate

Location: 6880 Leslie Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Lawrence Choate

ADDRESS: 7415 Pinkwood Ct

Columbia, Md. 21046

PHONE NUMBER: 410-975-6863

#### SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2 DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by Joe Meehan on 9-17-96 Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE 9-30 D (15 Days Before C)

DATE POSTED

HEARING REQUESTED-YES NO -DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-15 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-18 B (A + 30 Days)

\*Usually within 15 days of filing

#### CERTIFICATE OF POSTING

District

Location of property:

Posted by: Signature

Date of Posting:

Number of Signs:

TO: RUTHERFORD PUBLISHING COMPANY  
October 3, 1996 Issue - Jeffersonian

Please forward billing to:

Lawrence Choate  
7415 Pinkwood Court  
Columbia, MD 21046  
975-6863

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-122-A (Item 120)  
6880 Leslie Avenue  
E/S Leslie Road, 1/4 mile +/- south from Bird Avenue.  
15th Election District - 5th Councilmanic  
Legal Owner(s): Lawrence F. Choate and Joanne M. Choate

Variance to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet on an undersized R.C.-2 lot.

HEARING: THURSDAY, OCTOBER 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-122-A (Item 120)  
6880 Leslie Avenue  
E/S Leslie Road, 1/4 mile +/- south from Bird Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Lawrence F. Choate and Joanne M. Choate

Variance to permit side yard setbacks of 5 feet and 13 feet in lieu of the required 35 feet on an undersized R.C.-2 lot.

HEARING: THURSDAY, OCTOBER 24, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Lawrence and Joanne Choate

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 18, 1996

Mr. and Mrs. Lawrence Choate  
7415 Pinkwood Court  
Columbia, MD 21046

RE: Item No.: 120  
Case No.: 97-122-A  
Petitioner: Lawrence Choate, et ux

Dear Mr. and Mrs. Choate:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 8, 1996

FROM: R. Bruce Seeley RBS/jrb  
DEPRM

SUBJECT: Zoning Item #120 - Choate Property  
6880 Leslie Road  
Zoning Advisory Committee Meeting of September 30, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

#### Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The proposed house must be relocated to be consistent with Chesapeake Bay Critical Area Buffer Management Area criteria for siting principal structures and mitigation provided in accordance with Buffer Management Area Regulations.

#### Ground Water Management

Refer to the letter attached (comments from 8/20/96).

RBS:GS:sp

Attachment

c: Lawrence & Joanne Choate  
CHOATE/DEPRM/TXTSBB

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: October 7, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 7, 1996  
Item No. 120

The Development Plans Review Division has reviewed the subject zoning item. In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Leslie Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:H30:jrb

cc: File

ZONE30A

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: September 26, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Gary L. Kerns

PK/JL

ITEM110/PZONE/TXTJWL





Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 120 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Michael Smith

Ronald Burns, Chief  
Engineering Access Permits  
Division

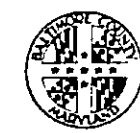
BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 9/2/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124, 125, 126, 127 and 129.

REVIEWER: LT. ROBERT P. SAUERHALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director Office of Planning & Community Conservation  
Alan Ervin McDaniel  
County Courts Bldg, Rm 405  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management  
RE: Undersized Lots  
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling project.

MINIMUM APPLICANT SUPPLIED INFORMATION:  
☒ Lawrence Choate 7415 Pinkwood Ct Columbia Md. 21046 410-995-6863  
☒ 6880 Leslie Rd, Balt. 21220 Election District 15 Council District 6 Square Feet 13,550 sq  
Lot Location: 1/4 mi. W side of corner of Leslie Rd 160' lot from N 1/4 W corner of Leslie Rd  
Lot Owner: Lawrence Choate Tax Account Number: 15-22-000 500  
Address: 7415 Pinkwood Ct Telephone Number: 410-995-6863  
Columbia Md. 21046

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation  
PROVIDED?  
1. This Recommendation Form (2 copies) YES ☒ NO ☐  
2. Permit Application YES ☒ NO ☐  
3. Site Plan YES ☒ NO ☐  
4. Building Elevation Drawings YES ☒ NO ☐  
5. Photographs (owner's and others) YES ☒ NO ☐  
Surrounding Neighborhood YES ☒ NO ☐

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:  
☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel  
Title: Director, Office of Planning & Community Conservation  
Revised 9/5/95

Date: 9/9/96



Baltimore County  
Department of Environmental Protection  
and Resource Management

BUREAU OF WATER QUALITY  
AND RESOURCE MANAGEMENT  
Ground Water Management  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204  
(410) 887-2762  
Fax: (410) 887-4804

August 20, 1996

MR LARRY CHOATE  
7415 PINKWOOD COURT  
COLUMBIA MD 21046

Re: 6880 Leslie Road, D-15

Dear Mr. Choate:

This office has reviewed your proposal to construction a 3 bedroom replacement dwelling for above-referenced site. Approval will be granted subject to the following requirements and sewage disposal system design. Detailed sewage disposal system drawings are attached. Please note that Maryland Department of Environment, Individual Septic Systems and Wells Program must review and approve the aforementioned plans and therefore some modifications of the design specifications may be anticipated. The recommended requirements are as listed below:

1. Install the following water conservation fixtures in the dwelling:

- a) ultra-low volume flush toilets 1.6 gal/flush
- b) low flow showerheads rated 2.0 gpm or less
- c) flow reducers on all faucets rated 1.0 gpm or less

2. Install 1500 gallon, 2 compartment concrete top seam septic tank with manhole access to grade. Top of tank must be flush with existing grade. Seal outside of seam with asphalt. Fill over top of tank to establish vegetative cover.

3. Install 1500 gallon concrete top seam pumping chamber as per drawings. Top of tank to be installed flush with grade. Seal outside of seam with asphalt. Fill over tank to establish vegetative cover.

4. Estimated effluent pump requirements: 13 gpm forward flow to trenches- Contractor to determine Total Dynamic Head. DO NOT ORDER PUMP UNTIL SEPTIC TANK, PUMP CHAMBER and RECIRCULATING SAND FILTER ARE INSTALLED, to allow for modifications in elevations that would affect Total Dynamic Head.

Printed with Soybean Ink  
on Recycled Paper

Mr. Larry Choate  
page 2  
August 20, 1996

7. Install an event counter and elapsed time meter on pump controls. Install a programmable timer on pump controls and set pump to dose 76 gallon every 2 hours. Set low level float as specified with an override so pump does not run dry during periods of low use. Set high water alarm as specified to indicate abnormally high water consumption or pump failure. Alarm shall be type approved by Chief, Plumbing Inspector. Pumps must be sized to deliver 2 fl. of Head at last performance in each of the 1" PVC lines in the recirculating sand filter. Approximate pump run time during each dose should be approximately 6 minutes.

8. Install recirculating sand filter as specified in drawings. (Use bottom half of 2,000 gallon septic tank from Mayer Brothers). Return to be directed back into the pumping chamber. Forward flow will be directed to distribution box. Sand to be used in the recirculating sand filter, must have an effective size of 0.8 - 1.0 mm with a uniformity coefficient of less than 2.5.

Types of sand available on the market that are suitable for this use are as follows:

(Contact local sand supplier - sand must be silica based. Limestone or marble based sand is not acceptable.)

9. Install distribution box with manhole access to grade. Both outlets to sand lined trenches must be minimum 3"-4" lower than the inlet from the recirculating sand filter to allow for future sampling points.

10. Install two sand lined trenches as shown; including observation pipes in both trenches. Sand effective size between 0.425 mm - 0.5 mm with a uniformity coefficient less than 3.5 is required. 0.85

Types of sand available on the market that are suitable for this use are as follows:

(Contact local sand supplier; sand must be silica based only).

11. Reroute underground water service line as shown and sleeve the entire length with larger diameter pipe.

12. Electricity, telephone and/or cable shall remain overhead or if to be placed underground, run between the water service line and the property line.

Mr. Larry Choate  
page 3  
August 20, 1996

11. The "Agreement and Easement for Installation of an Innovative and Alternative Onsite Sewage Disposal System", is on file with this office and needs to be recorded in Land Records. Contact this office to arrange for recordation (which must be completed prior to approval of a building permit).

If you have any questions regarding this matter, please contact me at (410) 887-2762.

Sincerely,

J. Robert Powell, R.S.  
GROUND WATER MANAGEMENT

JRP:pj

c: Mr. Thomas Teutsch, MDE

wll:edl

RE: PETITION FOR VARIANCE \* BEFORE THE  
6880 Leslie Avenue, E/S Leslie Road, \* ZONING COMMISSIONER  
1/4 mile +/- south from Bird Avenue \* OF BALTIMORE COUNTY  
15th Election District, 5th Councilmanic \*  
Lawrence P. and Joanne M. Choate \* CASE NO. 97-122-A  
Petitioners \* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Charles S. Denilio  
CAROLE S. DENILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Lawrence P. and Joanne M. Choate, 7415 Pinkwood Court, Columbia, MD 21046, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

DALLMUS NORRIS ASSOCIATES, INC.

Professional Building Inspections  
6803 York Road, Suite 202  
Baltimore, Maryland 21212  
(410) 323-7600

INSPECTION REPORT

REPORT NUMBER 4120  
CLIENT LARRY & JOANNE CHOATE  
PROPERTY INSPECTED 6880 LESLIE RD  
CITY BALTIMORE STATE MD ZIP CODE 21220  
APPROXIMATE AGE 50 DESCRIPTION RANCHER/BEACH COTTAGE  
INSPECTION DATE 6-30-95 TIME 4:00 START 3:30 FINISH 5:30  
WEATHER CONDITIONS CLOUDY TEMPERATURE 80°  
CLIENT(S) PRESENT DURING INSPECTION? YES ☒ NO ☐  
FEE \$185.00 (PAYABLE AT TIME OF INSPECTION) PAID ☒ PAYMENT DUE (WITHIN 7 DAYS)

I hereby certify that I have no interest, present or contemplated, in this property, its sale or its improvement and that my inspection compensation is not contingent upon any reported conditions disclosed in this report.

Wagner J. Norris  
INSPECTOR - Member, American Society of Home Inspectors

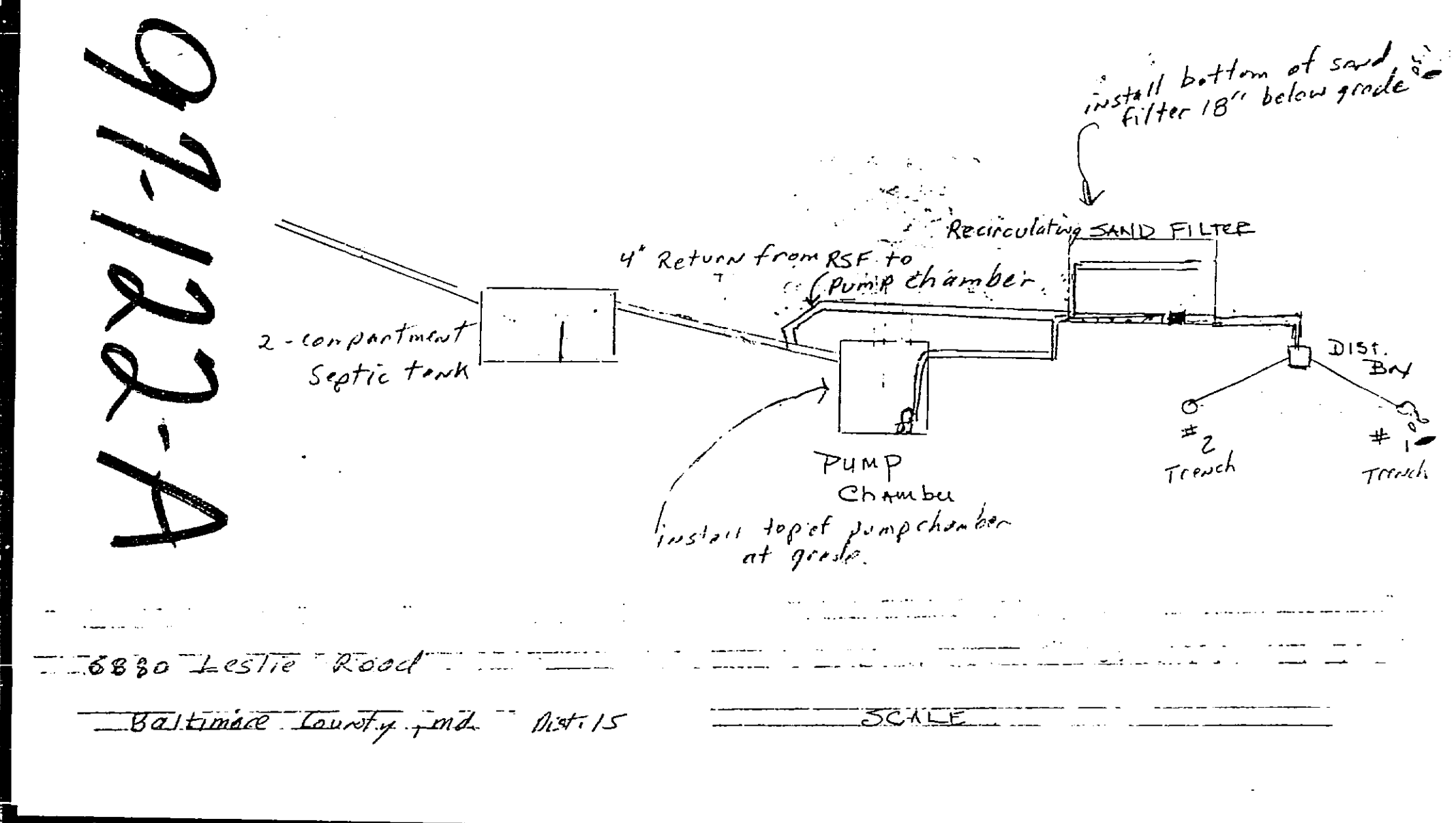
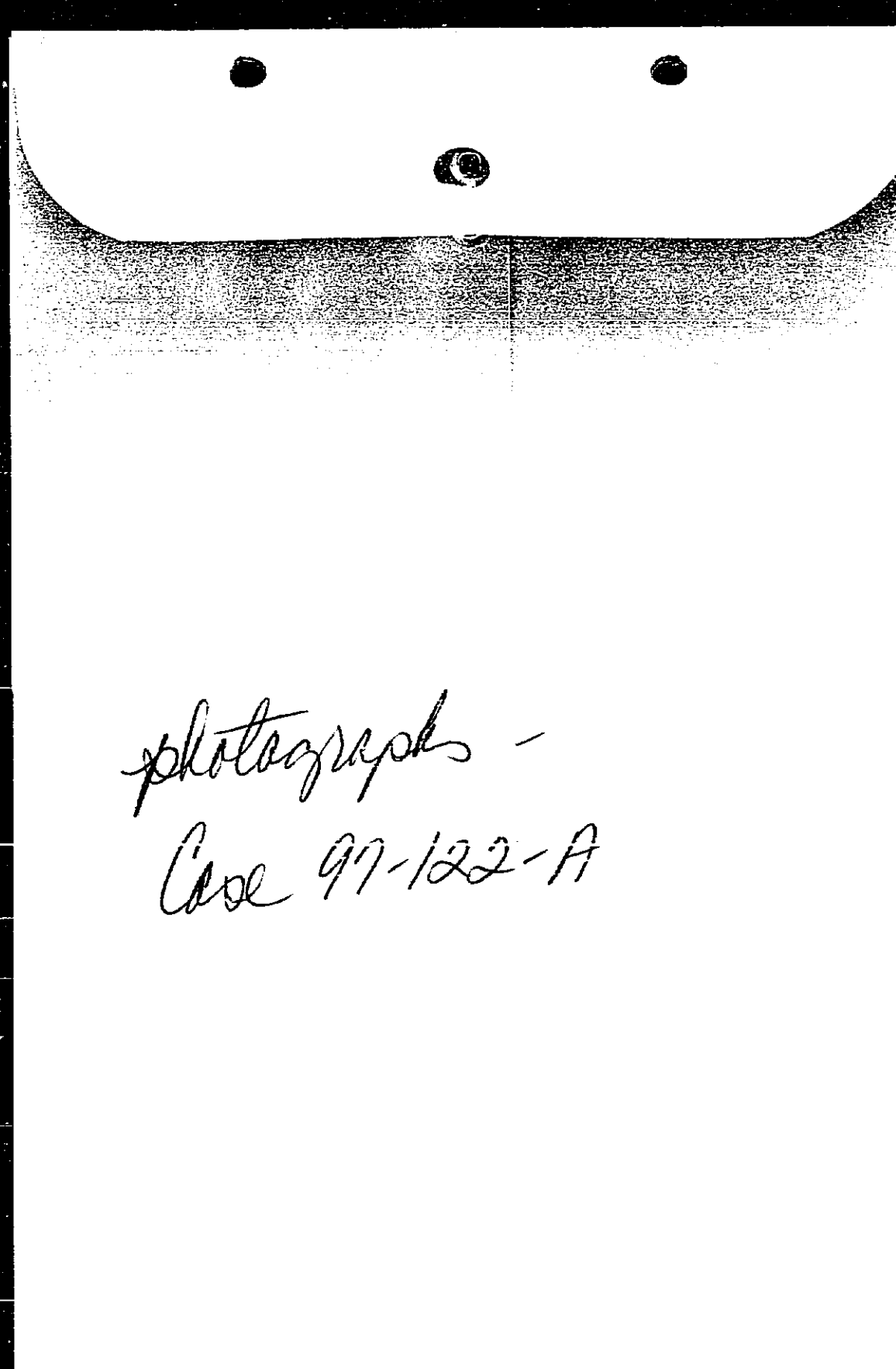
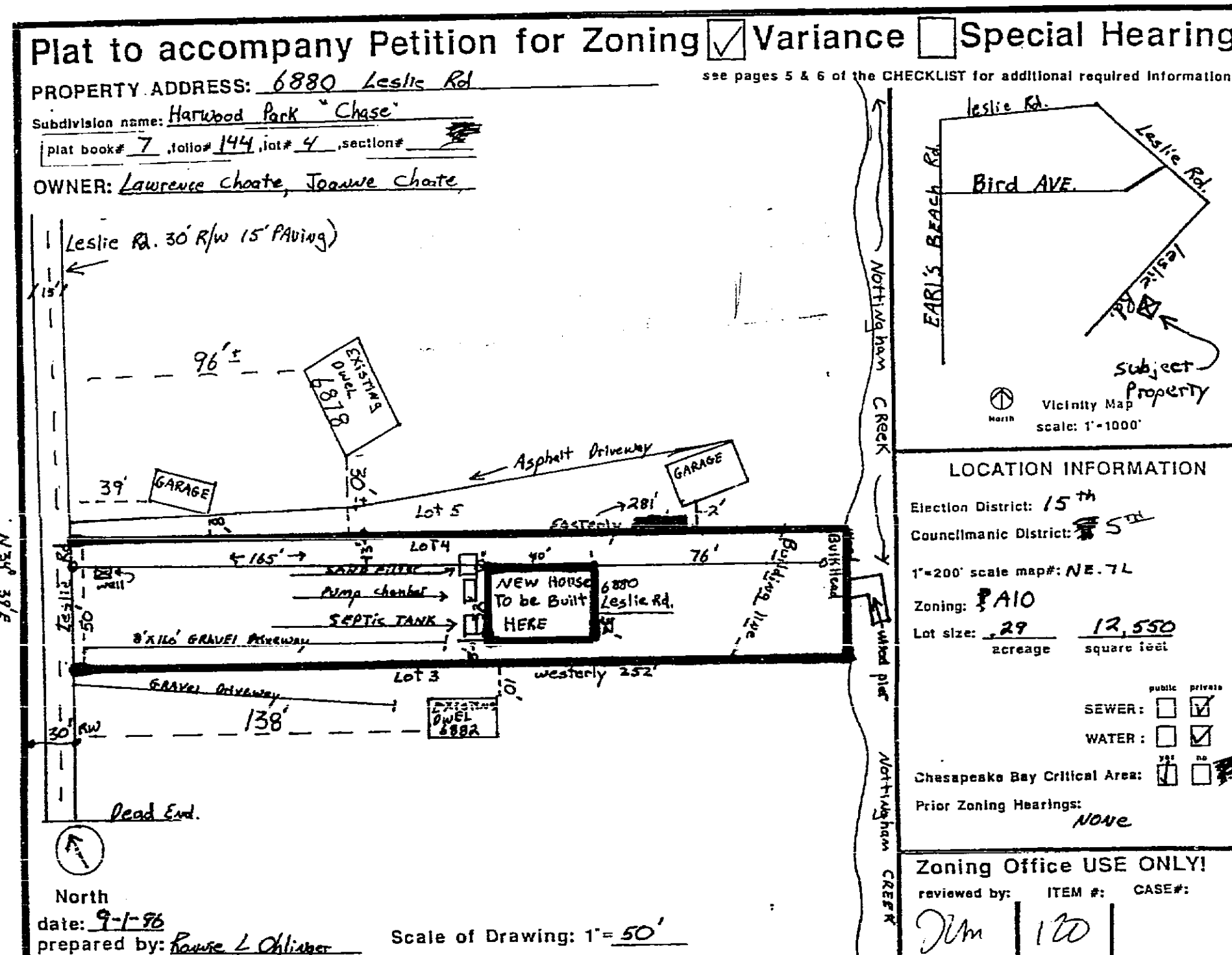
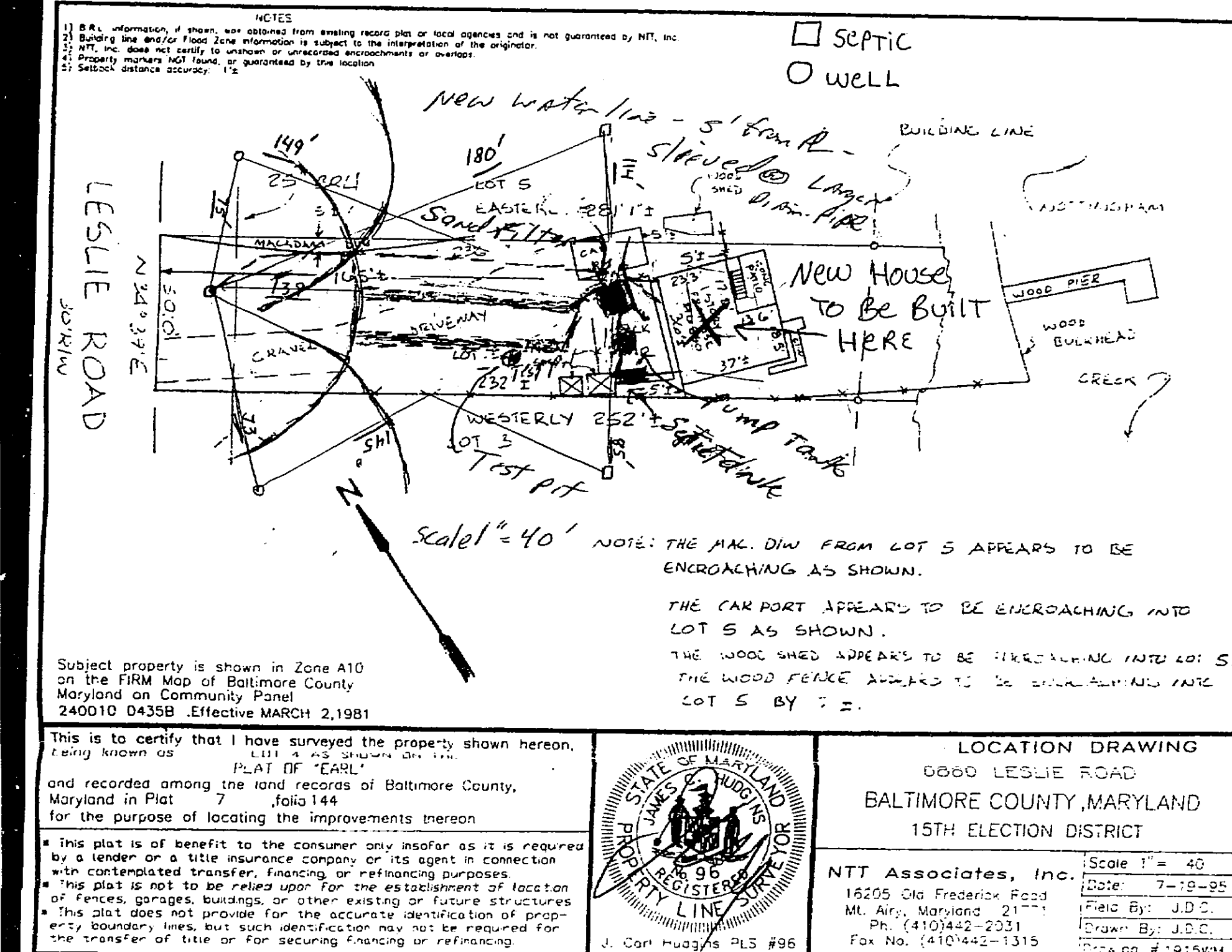
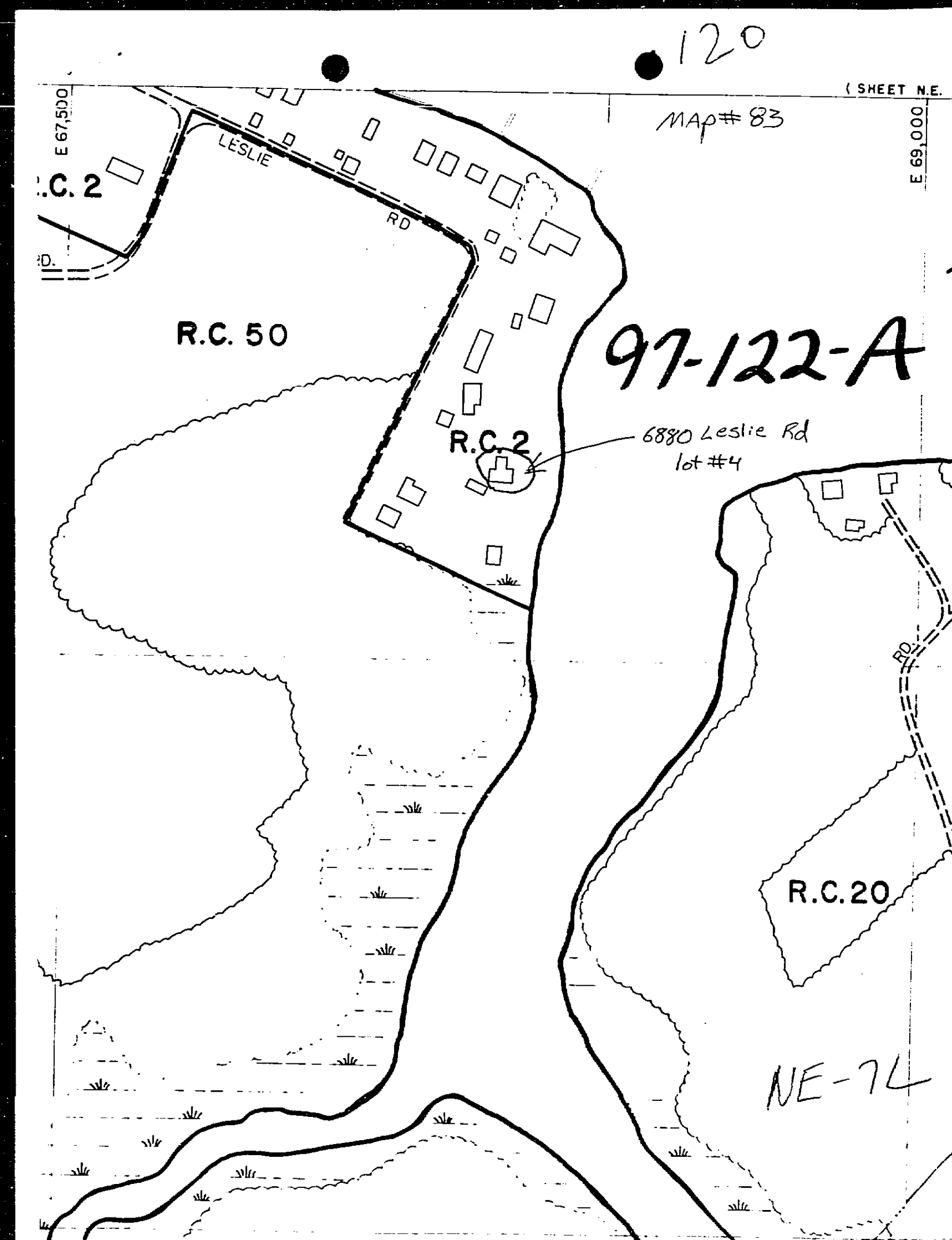
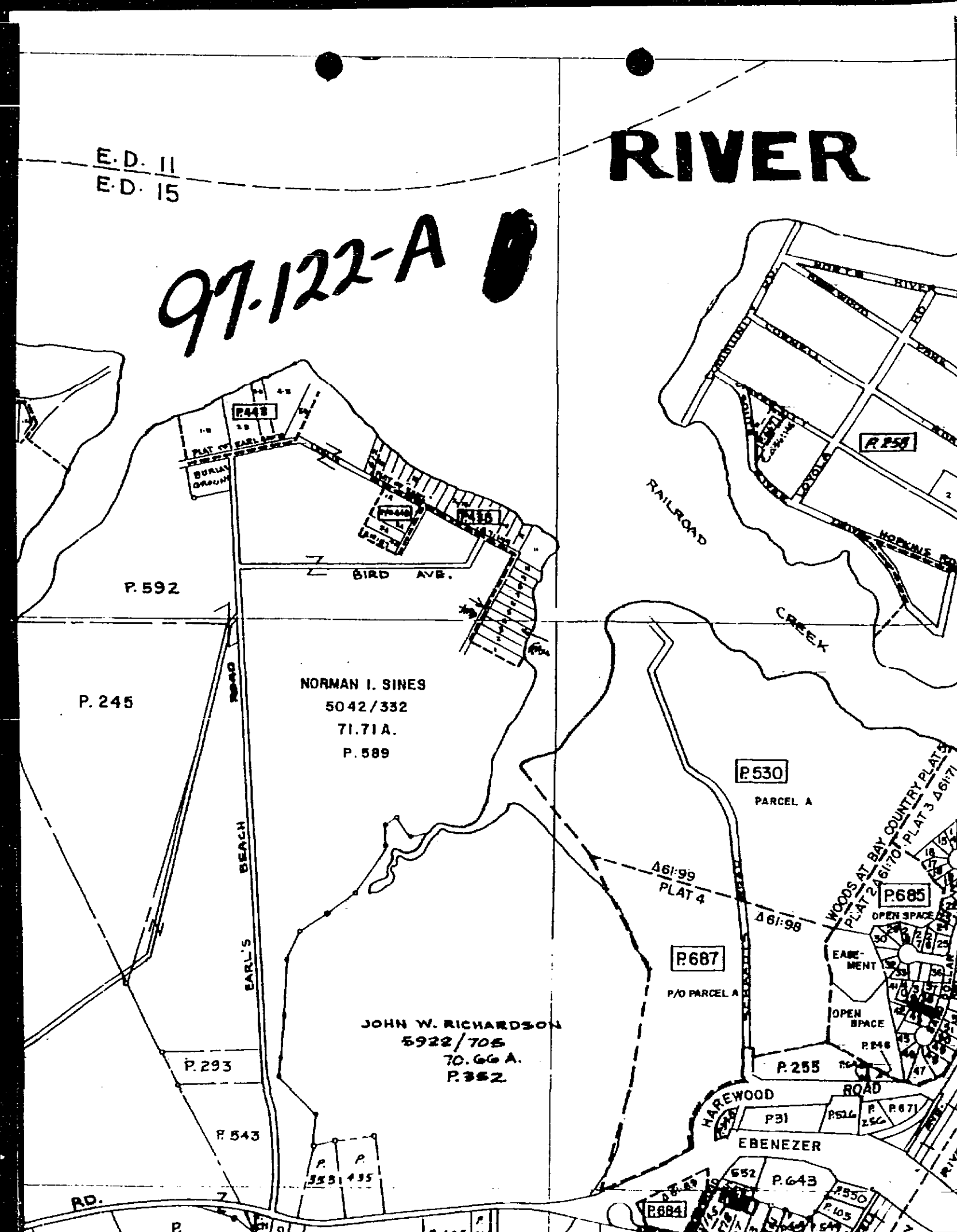
Signature indicates that client is aware of and understands the inspection limitations printed on page two (2) of this report.

Joanne Choate  
CLIENT / CLIENT REPRESENTATIVE

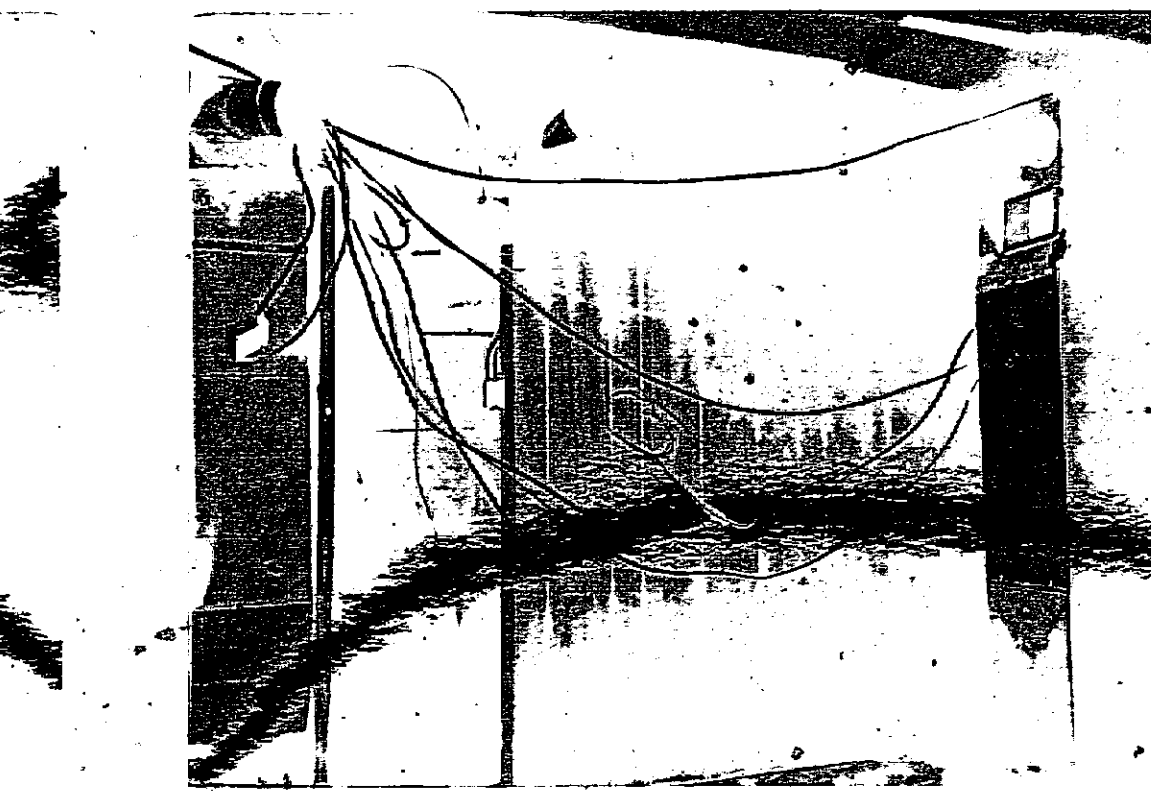
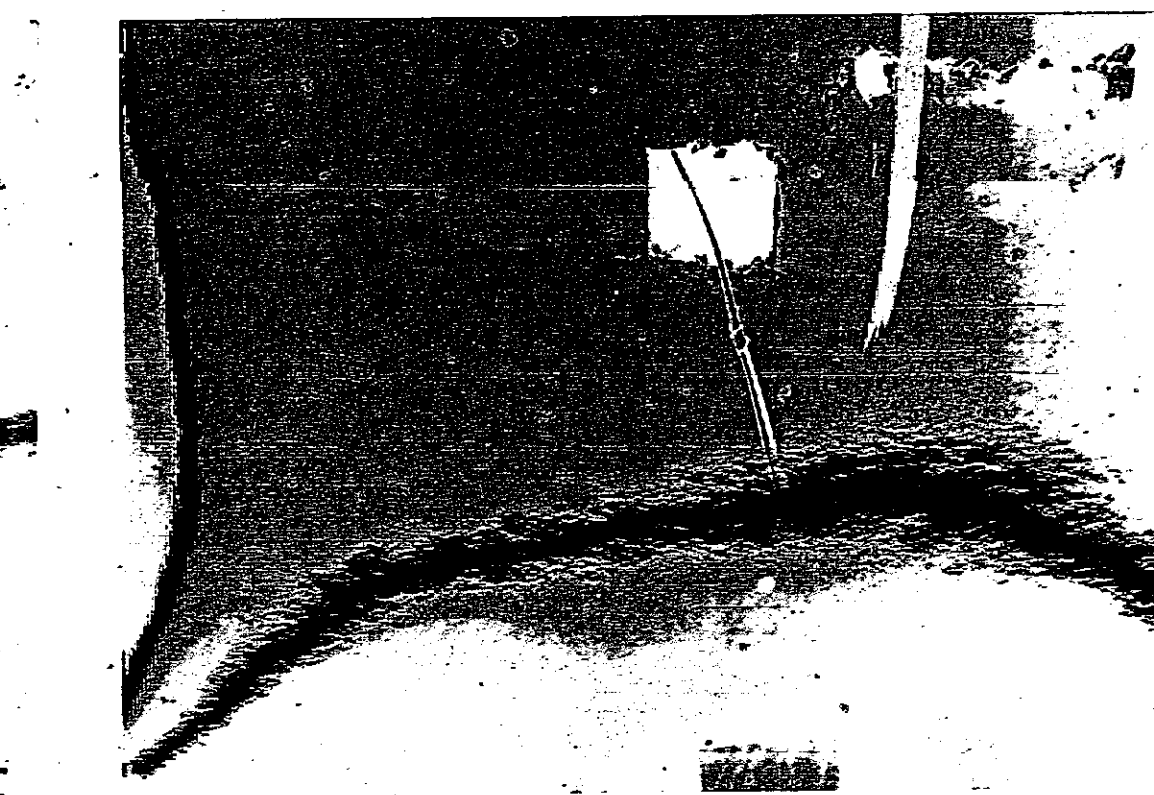
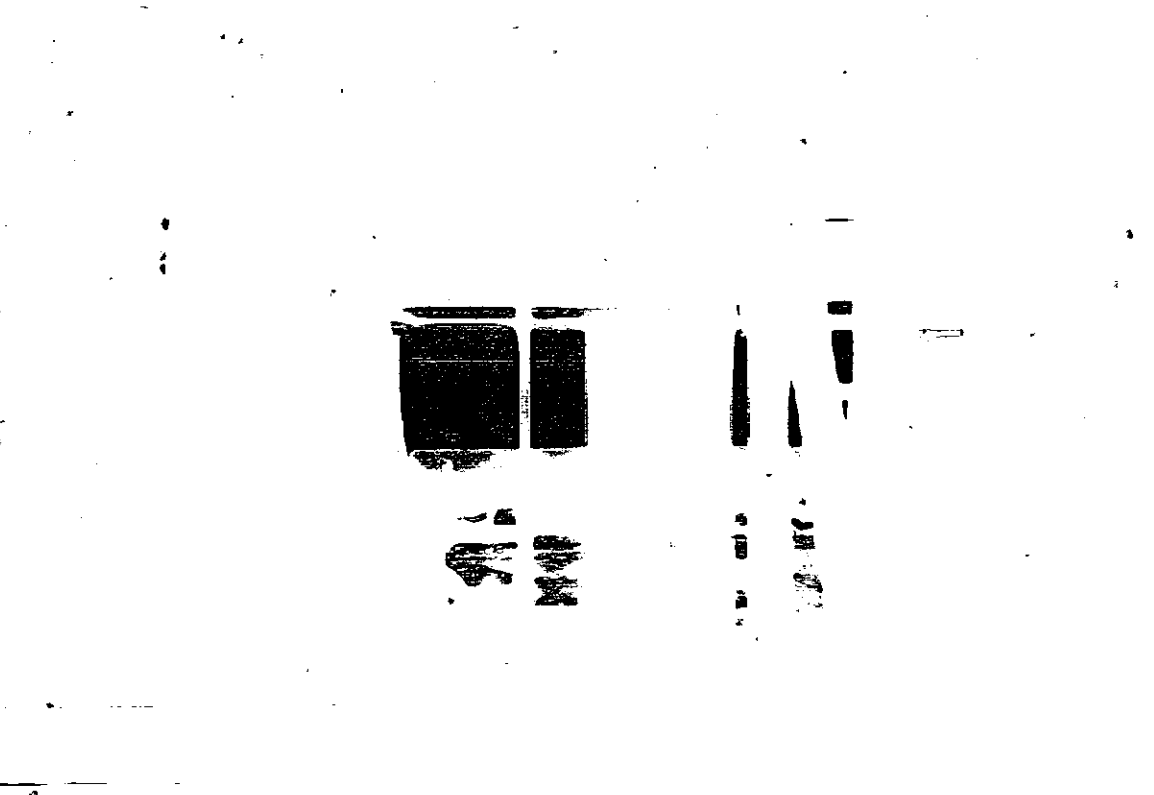
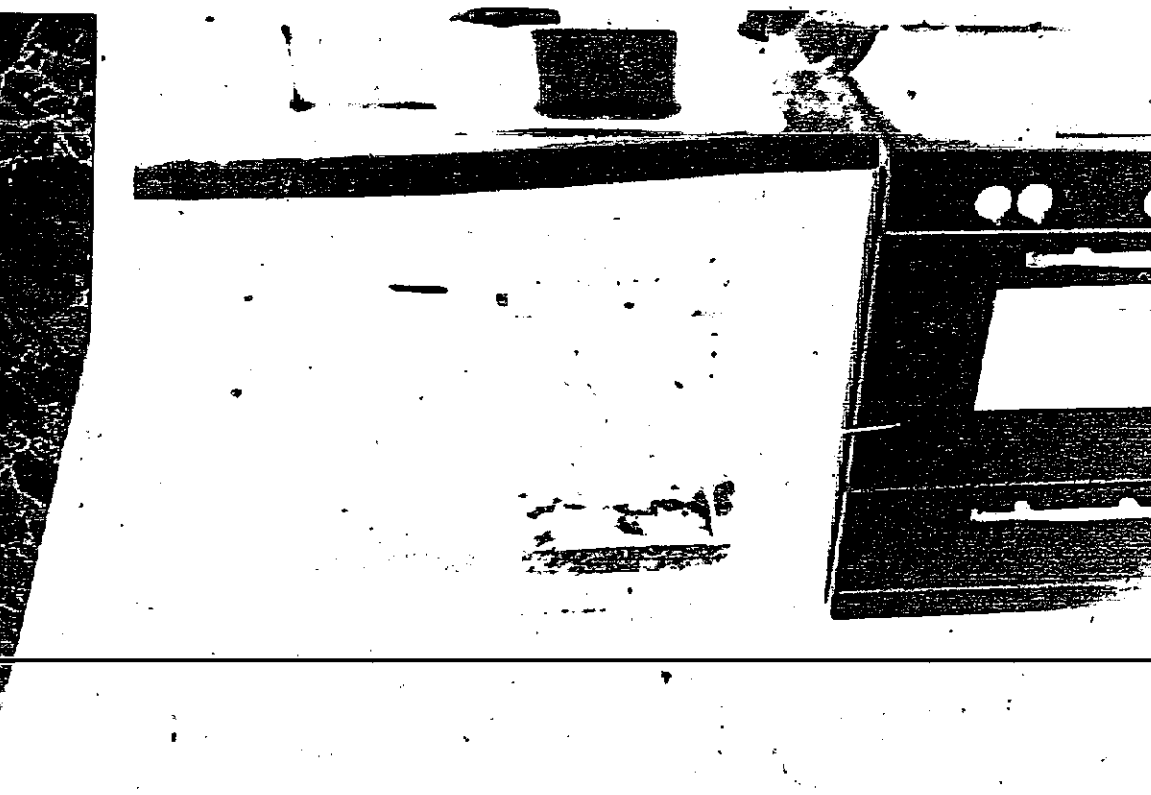
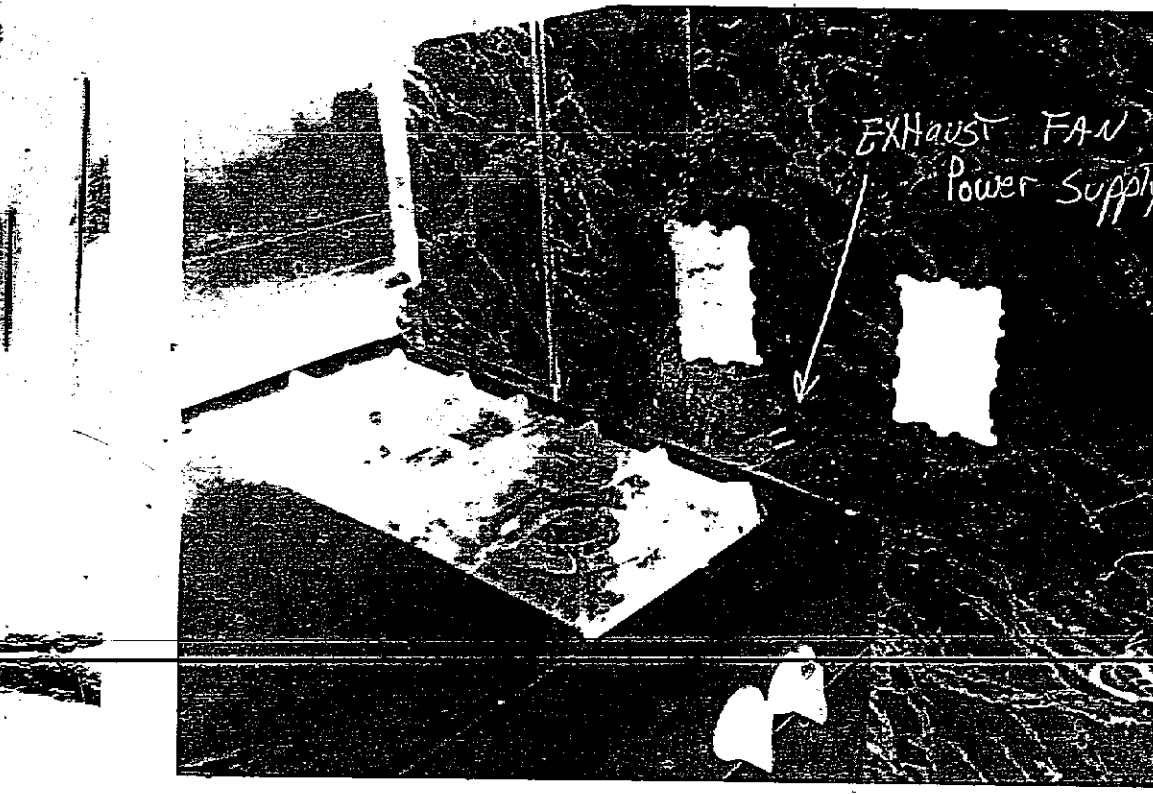
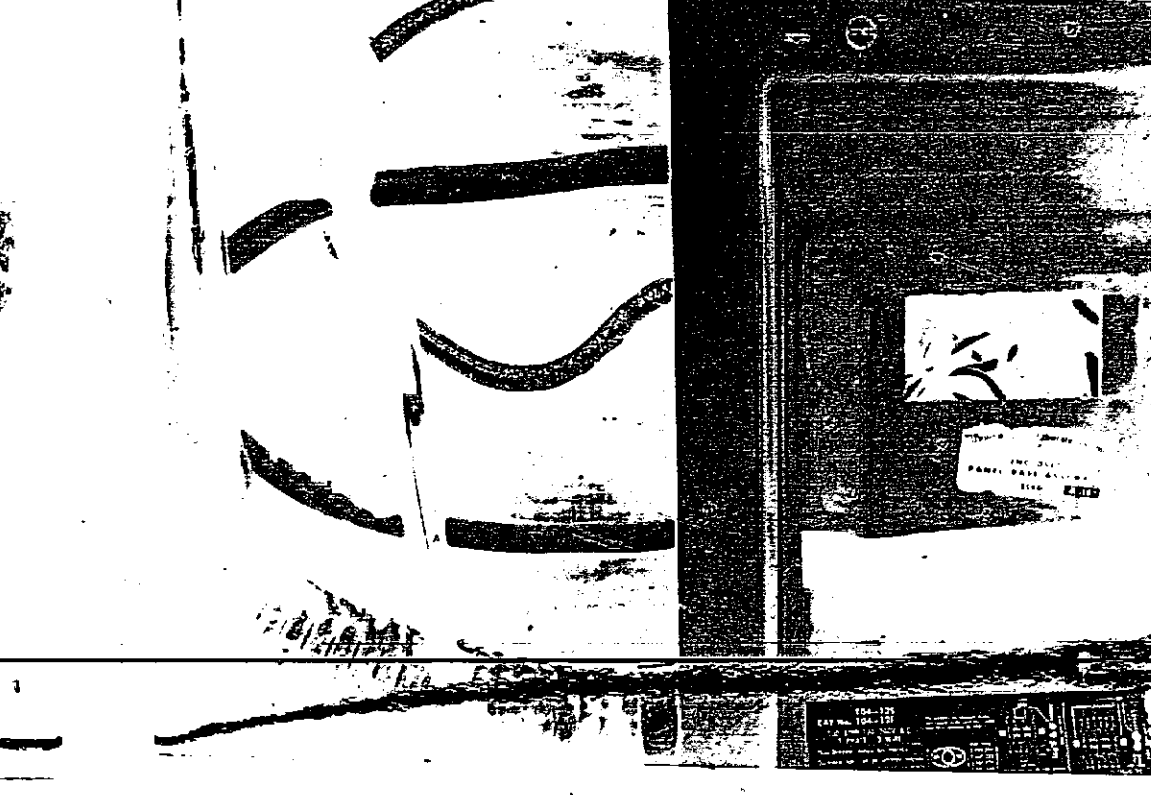
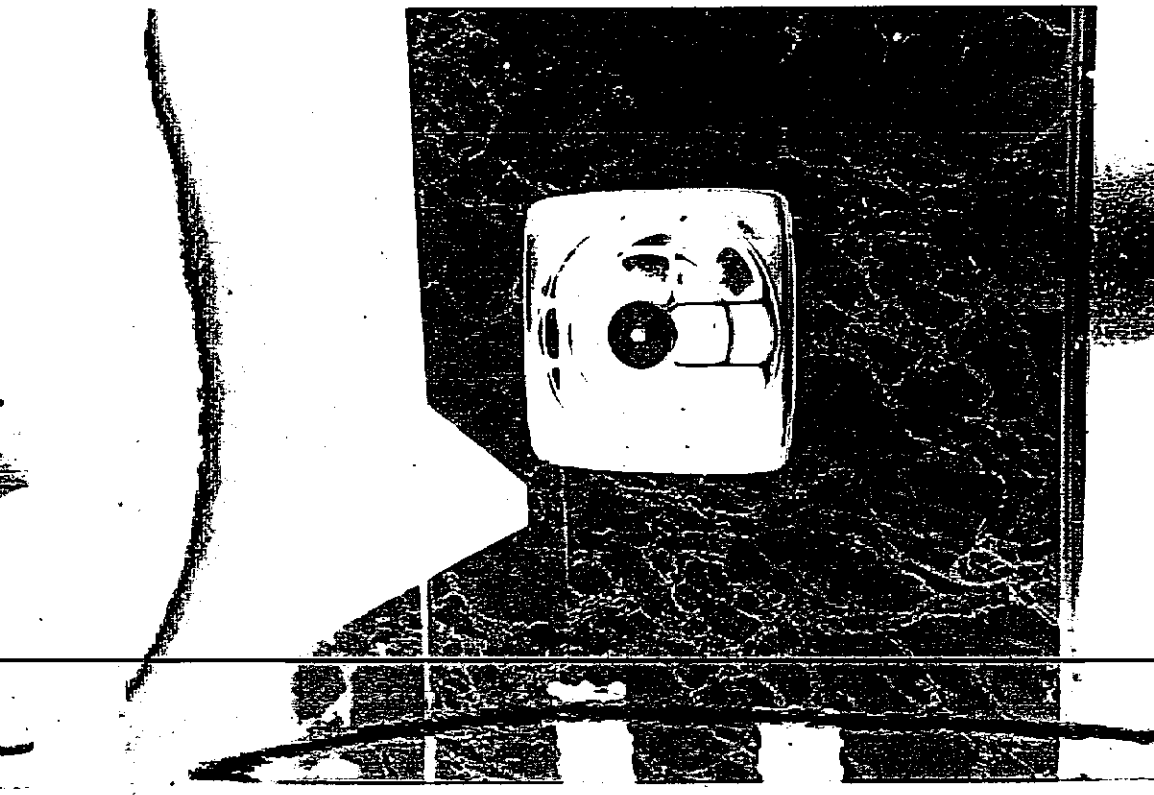
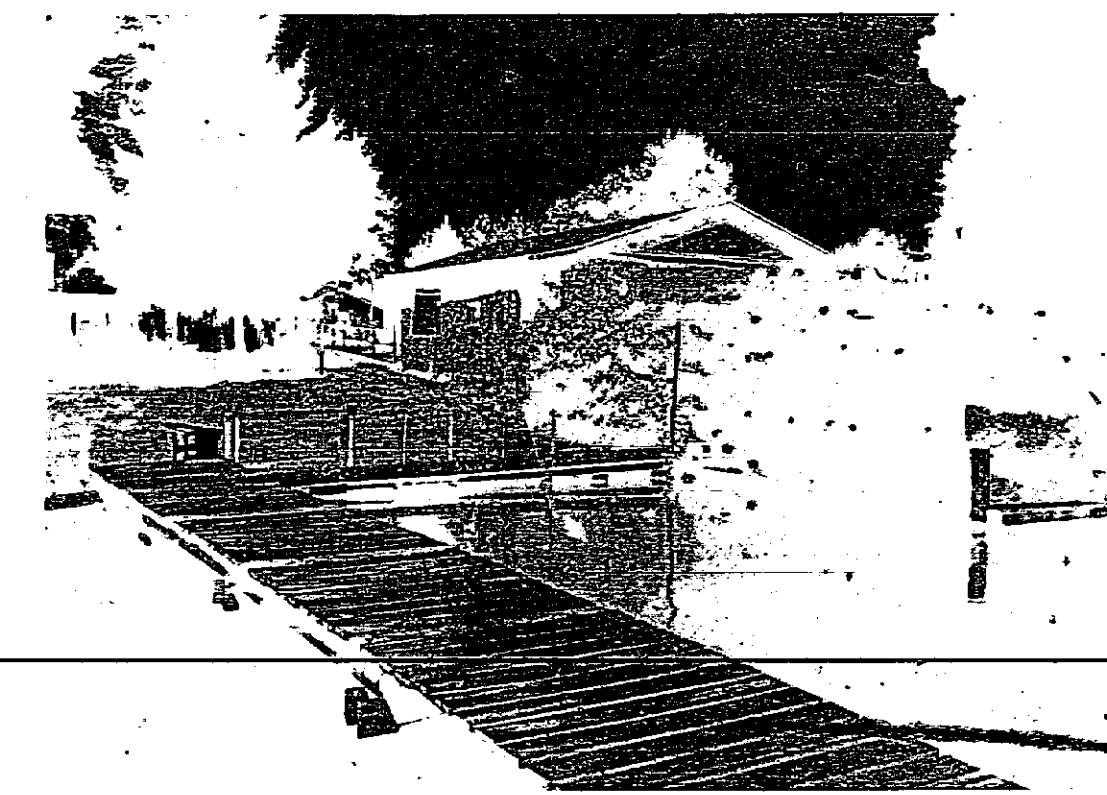
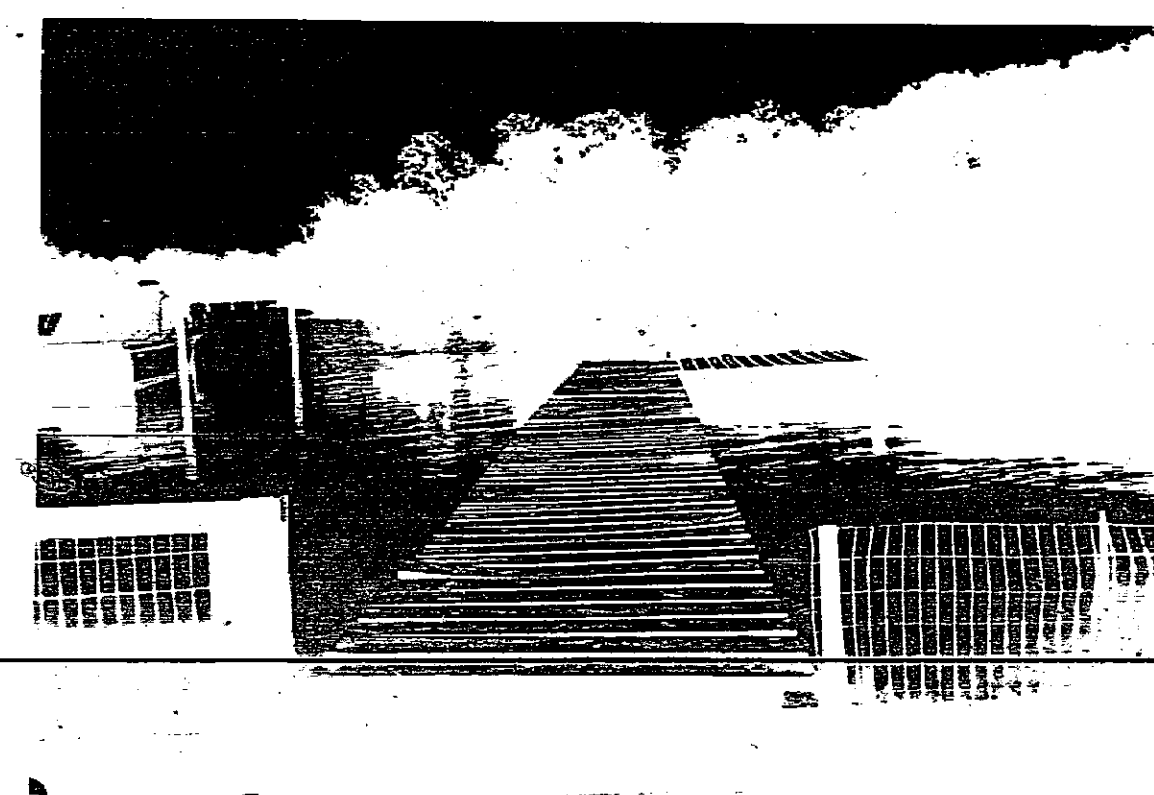
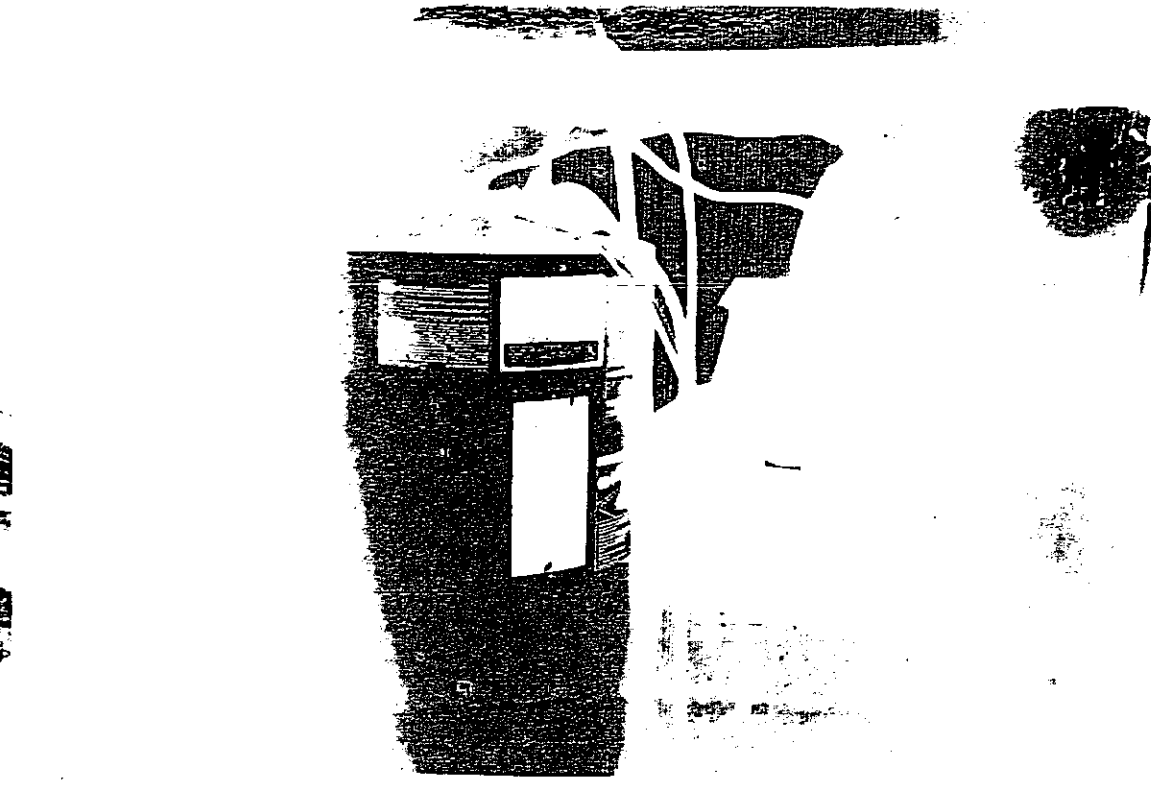
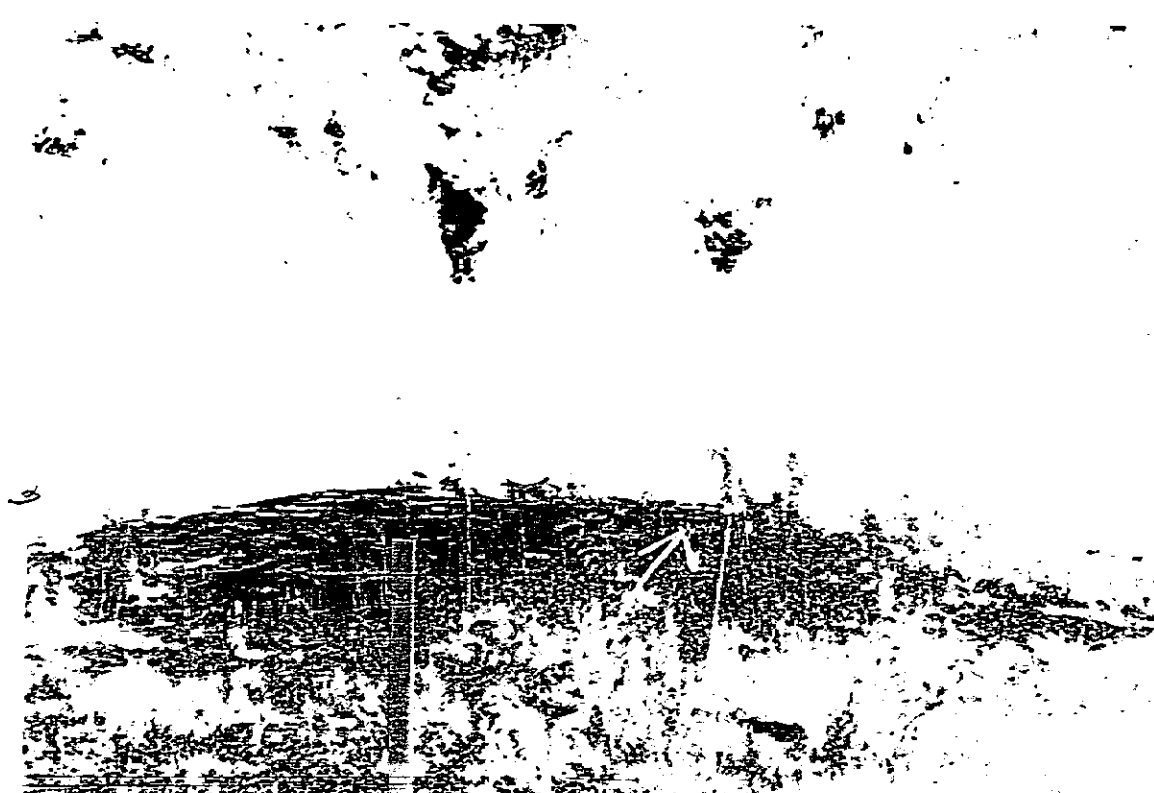
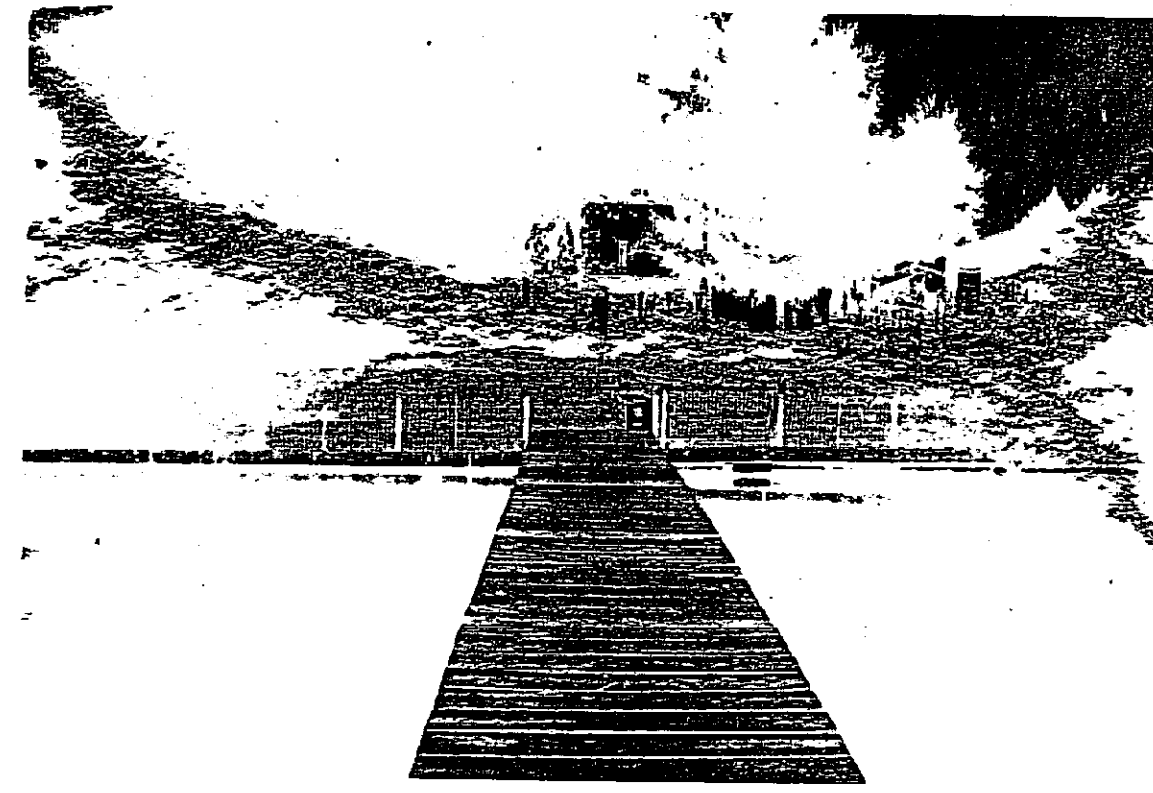
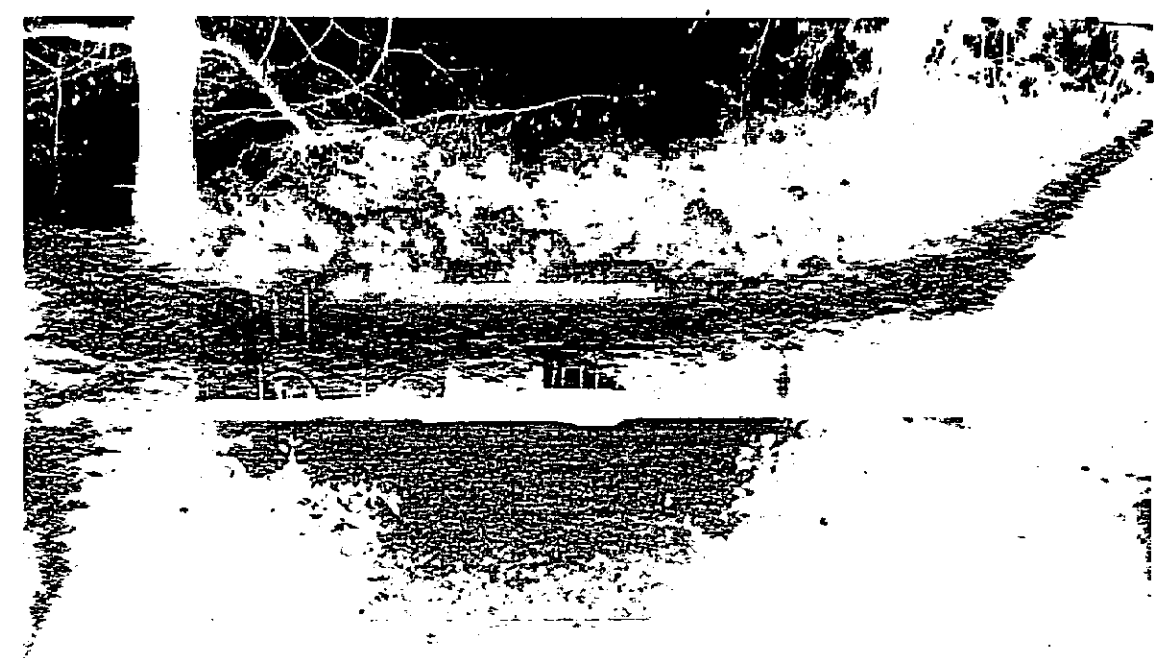


PLAIN PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

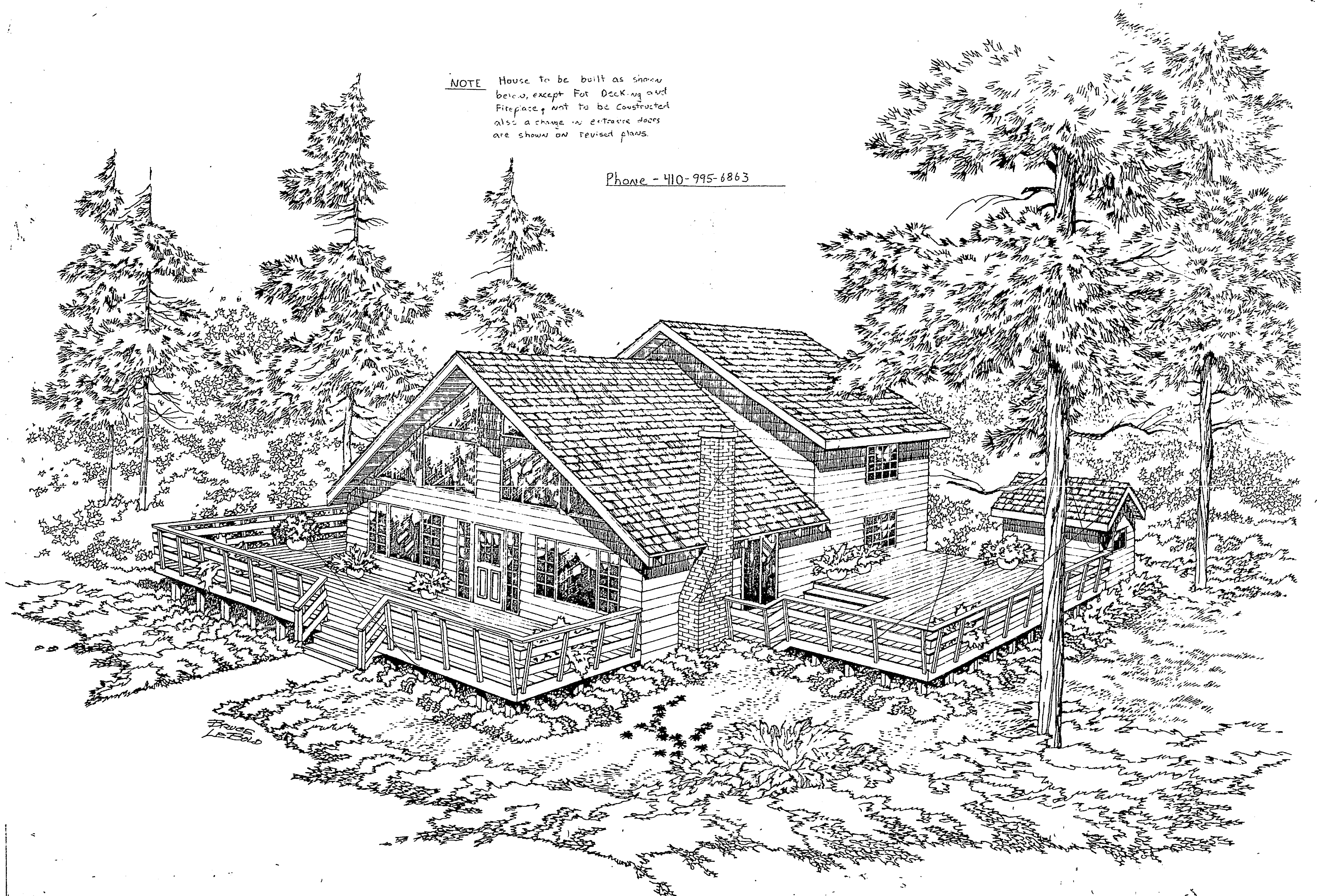
NAME	ADDRESS
MARVIN H. SCHON	2 E. Fayette St. 500 JEFFERSON Bldg. BALD. MD. 21202 410-685-7898
LAWRENCE P. CHATE	7415 PINKWOOD COURT COLUMBIA MARY 410-945-6803
Ronnie L. Chlenger	7415 PINKWOOD COURT Columbia Maryland 21046 410-945-6863











NOTE House to be built as shown  
below, except for Decking and  
Fireplace, not to be constructed  
also a change in entrance doors  
are shown on revised plans.

Phone - 410-995-6863

© The L.F. Garlinghouse Co., Inc.  
Printed in the United States of America  
These drawings are sold for use in the construction of one dwelling.  
Any further use of this design without the express permission of The L.F.  
Garlinghouse Co., Inc. is prohibited.

These drawings have been prepared to meet local professional standards and practices.  
However, local variations may exist from time to time. Before construction, the plans must  
be reviewed and approved by the local building department. The plans must  
also be approved by the local health department. The L.F. Garlinghouse Co., Inc.  
does not assume any liability for the construction of the dwelling or for the results of  
the construction. The L.F. Garlinghouse Co., Inc. is not responsible for the construction  
of the dwelling or for the results of the construction.



THE L.F. GARLINGHOUSE  
COMPANY, INC.  
MIDDLETOWN, CT  
TOPEKA, KS

PLAN NO.  
10515

SHEET 1

OF 6









BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HAREWOOD PARK	NE
DATE OF PHOTOGRAPHY JANUARY 1986	CHASE	7-L